

**\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £60,000 PLUS RESERVATION FEE \*\***

Smith and friends are delighted to bring to the market this recently refurbished Two Bed terraced house vacant possession in our opinion the property would make an ideal first purchase or investment opportunity. Ideally positioned close to local amenities and within walking distance of Middlesbrough town centre. The accommodation comprises of: Entrance hall, lounge, dining room, kitchen and shower room. To the first floor there are Two double bedrooms and bathroom. Also benefiting from UPVC DG GCH and enclosed rear yard.

SELECTIVE LICENCING FROM THE COUNCIL APPLIES TO LANDLORDS

PLEASE NOTE THE PROPERTY WILL BE SOLD AS SEEN.

**Kildare Street, Middlesbrough, TS1 4RF**

**2 Bedroom - House**

**Starting Bid £60,000**

**EPC Rating: C**

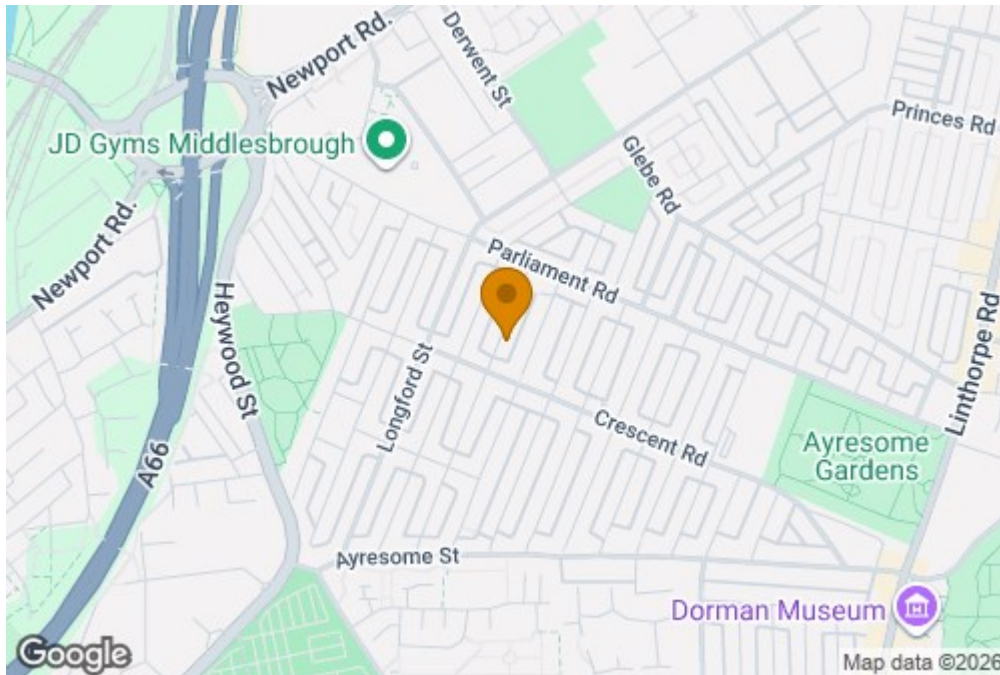
**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Kildare Street, Middlesbrough, TS1 4RF



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	