

Hardwick Avenue, Middlesbrough, TS5 7AS
3 Bed - House
Starting Bid £125,000

Council Tax Band: B
EPC Rating: E
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Hardwick Avenue, TS5 7AS

CHAIN FREE- A three bedroom bay fronted semi detached home in this popular location, Situated close to local schools, local shops and excellent transport links to Middlesbrough town centre and beyond, an early inspection is recommended for this deceptively spacious bay fronted home, Briefly, the property comprises of: Entrance Hallway , Lounge, Dining Room, Kitchen, Rear Lobby and Downstairs Toilet. To the first floor there are three bedrooms and a family bathroom. Outside there is block paving to the front and valuable off street parking, and the rear has a sunny aspect garden laid to lawn with patio area. The property also benefited from a tandem garage with power and lighting. With uPVC double glazing, gas central heating an early inspection is recommended for this bay fronted semi detached home.

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £125,000 PLUS RESERVATION FEE **

PLEASE REFER TO AUCTIONEER COMMENTS

Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property.











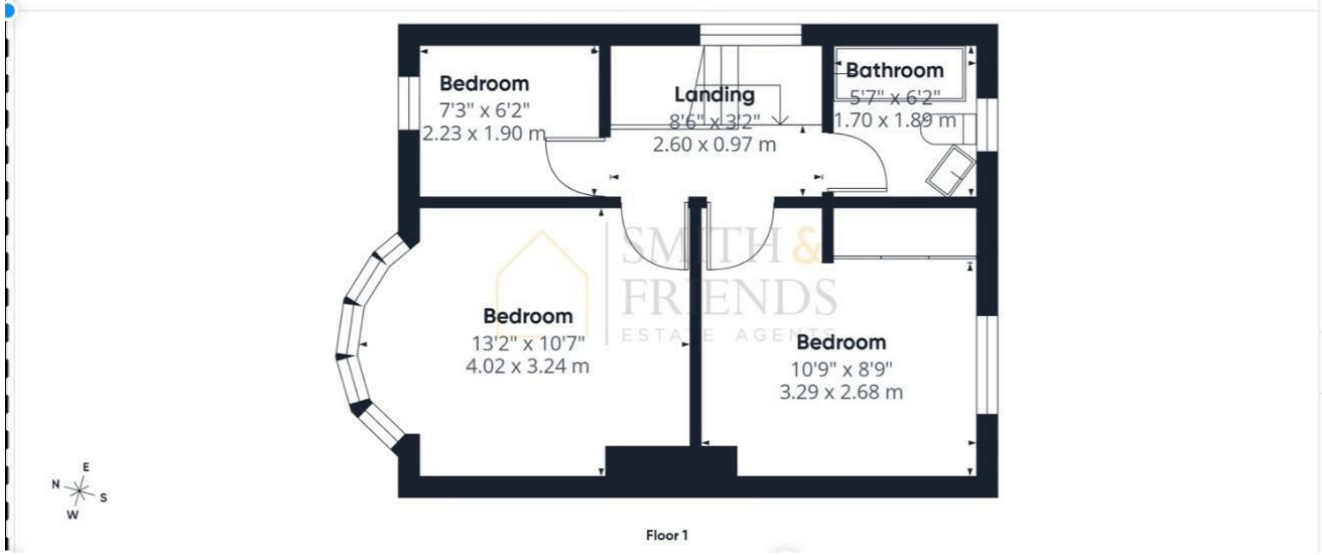












Approximate total area(1)

849 ft²

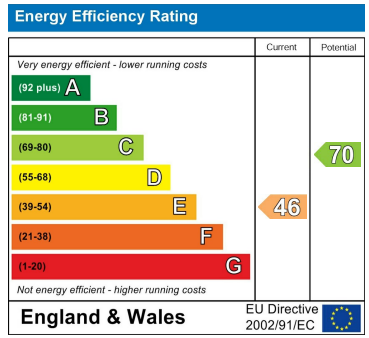
79 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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 Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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