



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £80,000 PLUS RESERVATION FEE ****

Smith & Friends are delighted to offer for sale this three bedroom end of terrace property situated within the popular TS3 area and offered with the benefit of **NO CHAIN INVOLVED**.

The living accommodation briefly comprises; entrance hall, good size lounge, modern kitchen, three bedrooms to the first floor and a bathroom fitted with a three piece suite. Externally to the front of the property is a generous garden which has gated access. To the rear of the property is a garden laid to lawn with an outhouse.

PLEASE REFER TO AUCTIONEER COMMENTS

Bransdale Road, Middlesbrough, TS3 7QG

3 Bed - House - End Terrace

Starting Bid £70,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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Auctioneer 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.

Entrance Hallway

Lounge

Kitchen

Landing

Bedroom

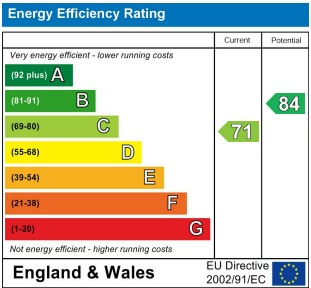
Bedroom

Bedroom

Bathroom



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



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