



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
 If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
 A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
 The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
 Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.
https://www.rightmove.co.uk/properties/168436556/?channel=RES_BUY

NO FORWARD CHAIN and benefits from double glazing and a gas central heating system. Ideal first purchase or investment property the layout comprises of: Entrance Porch opening into the hallway, dual aspect lounge and dining area, kitchen with a range of wall, base and drawer units and sunroom. To the first floor there are two bedrooms and a bathroom which is fitted with a three piece white and chrome bathroom suite. Externally the paved front garden provides off street parking and the enclosed rear garden is laid to lawn with a paved patio area. Overdale Road has easy access to local amenities including shops, schools and public houses. Road links are available including the A66 and A19.

Overdale Road, Middlesbrough, TS3 7NQ
2 Bed - House - Semi-Detached
Starting Bid £75,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Overdale Road, Middlesbrough, TS3 7NQ

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE / DINING AREA
19'8 x 11'2 (5.99m x 3.40m)

KITCHEN
10'9 x 8'4 (3.28m x 2.54m)

SUNROOM
13'8 x 7'9 (4.17m x 2.36m)

FIRST FLOOR

BEDROOM (FRONT)
14'7 x 9'10 (4.45m x 3.00m)

BEDROOM (REAR)
10'10 x 9'8 (3.30m x 2.95m)

FAMILY 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.

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		
England & Wales		
EU Directive 2002/91/EC		

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