

Marton Road, Middlesbrough, TS4 3SB
3 Bed - House - Semi-Detached
Starting Bid £190,000

Council Tax Band: D
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Marton Road, TS4 3SB

Nestled on the highly sought-after Marton Road in Middlesbrough, this charming three-bedroom semi-detached house with no chain involved, this property is perfect for buyers eager to put their personal touch on a home.

The spacious living accommodation begins with a welcoming entrance hall that leads to three generous reception rooms, providing ample space for both relaxation and entertaining. The fitted kitchen, which offers convenient access to the garden. On the first floor, you will find three well-proportioned bedrooms, complemented by a spacious bathroom, ensuring space for all family members.

Outside, the property boasts off-road parking for two vehicles, leading to a double garage, a valuable addition for storage or potential workshop space. The large rear garden is predominantly laid to lawn, adorned with mature shrubs and trees, creating a tranquil outdoor retreat perfect for family gatherings or quiet evenings.

Situated within easy reach of James Cook Hospital, Middlesbrough Sports Village, and a variety of local shops and schools, this property is ideally located for both convenience and community living. Whether you are a first-time buyer or an investor, this house on Marton Road offers a promising opportunity to create a wonderful family home.

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £190,000 PLUS RESERVATION FEE **

PLEASE REFER TO AUCTIONEER COMMENTS

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.











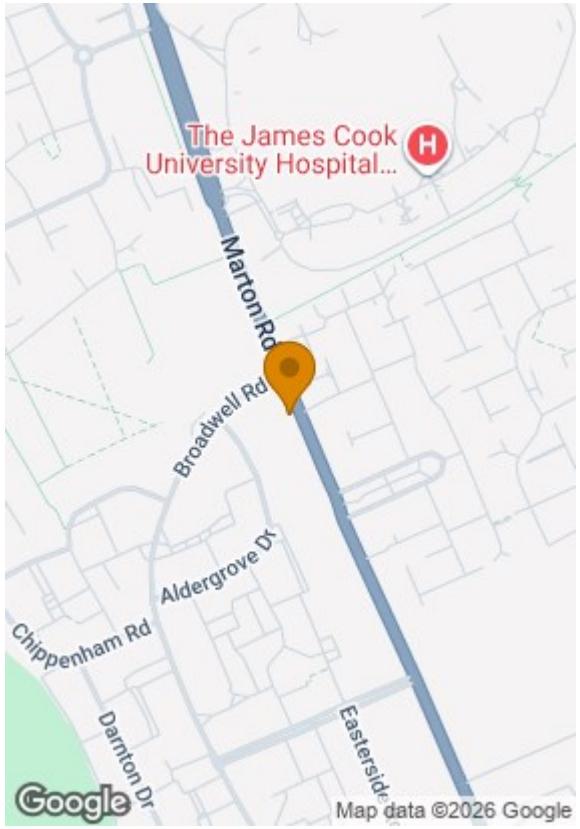


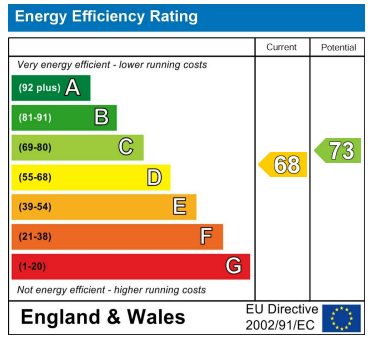












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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