



*** FOR SALE VIA AUCTION *** START BID £49,999 SUBJECT TO RESERVE PRICE ***

A two bedroom terraced property situated in TS4 and within close proximity to local amenities. The property benefits from NO CHAIN INVOLVED. The spacious accommodation briefly comprises; entrance hall, two reception rooms, kitchen, two first floor double bedrooms and bathroom. Externally to the front is street parking and to the rear is an enclosed yard.

*** PLEASE REFER TO AUCTIONEER COMMENTS ***

Lynton Street, Middlesbrough, TS4 2BZ

2 Bed - House - Terraced

Starting Bid £49,999

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

Lyton Street, Middlesbrough, TS4 2BZ

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, 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 | | 89 |
| (81-91) B | | 69 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | |  |
| England & Wales | | |

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