



*** START BID £130,000 *** SUBJECT TO RESERVE PRICE ***
***** CASH BUYERS ONLY *****

SMITH & FRIENDS are delighted to offer to the market this spacious and highly sought after three bedroom semi detached property situated in Marton and within close proximity to well regarded schools and amenities. The home is offered with the benefit of NO CHAIN INVOLVED and is perfect for anyone who is wanting to put their own stamp

on it. The living accommodation briefly comprises; entrance hall with stairs to the first floor and access to cloaks/w.c., fully equipped kitchen with a side uPVC door to the driveway and good size living room opening to the separate dining room. To the first floor landing are three good size bedrooms (two with mirrored wardrobes) and a three piece bathroom suite. Externally to the rear of the property is a fully enclosed garden which is mainly laid to lawn with a patio area. To the front of the property is a garden and to the side is a driveway leading to the single garage. Viewings come highly recommended to fully appreciate.

Fairy Dell, Middlesbrough, TS7 8LF

3 Bed - House - Semi-Detached

Starting Bid £130,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

NB

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.

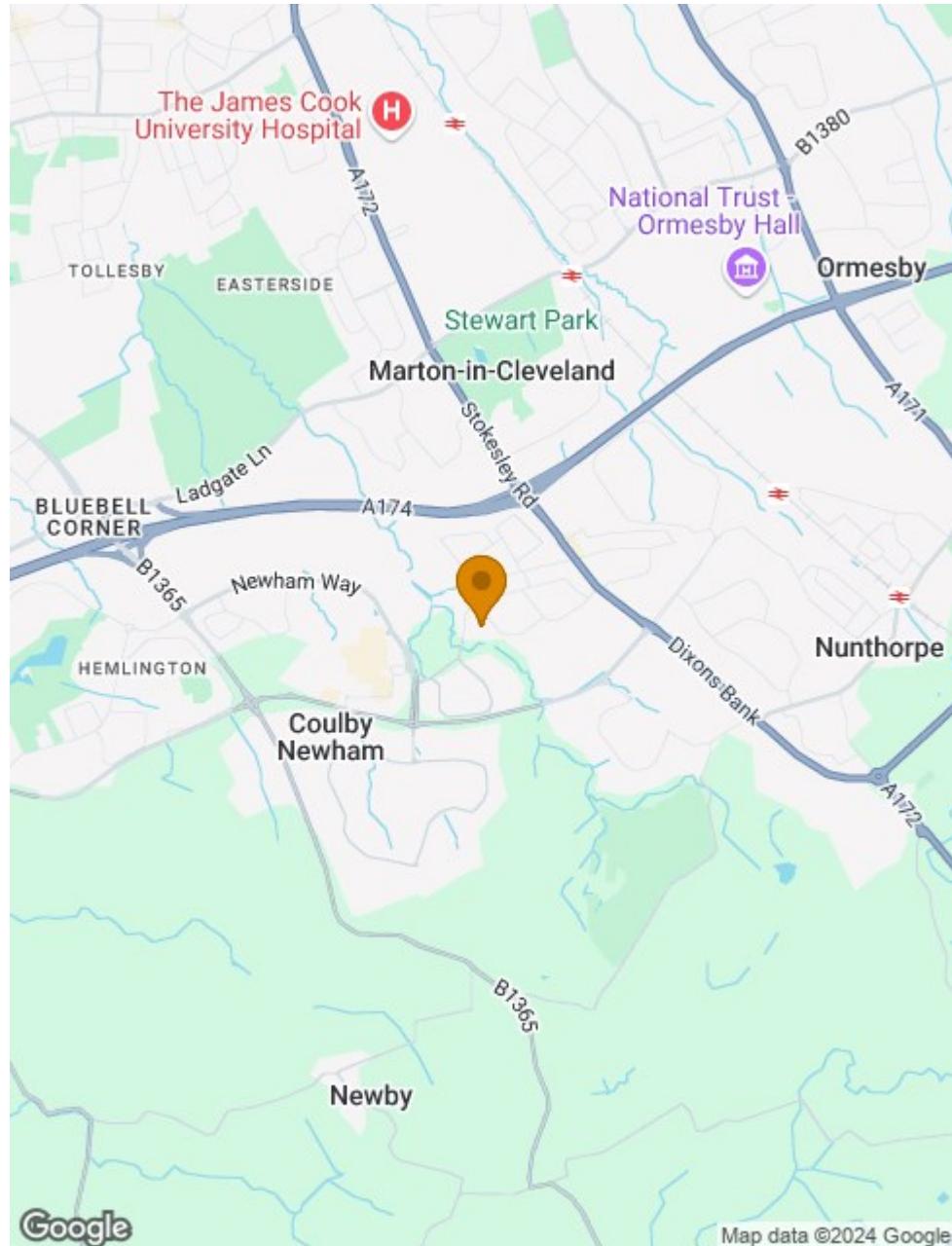
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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 £6,000.00 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.



Fairy Dell, Middlesbrough, TS7 8LF





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	87
(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		

