

*** FOR SALE VIA AUCTION *** START BID £68,000 ***

*** PLEASE REFER TO AUCTIONEER COMMENTS ***

An ideal opportunity for a first time buyer or rental investor to purchase this very well presented 3 bedroom mid terrace house. The property internally comprises of entrance, lounge, kitchen, utility, landing, 3 bedrooms and bathroom/w.c. In addition there is a loft area which is accessed from bedroom 3. The property benefits from gas central heating and upvc double glazing.

Dunholm Avenue, Middlesbrough, TS3 0SQ

3 Bed - House - Terraced

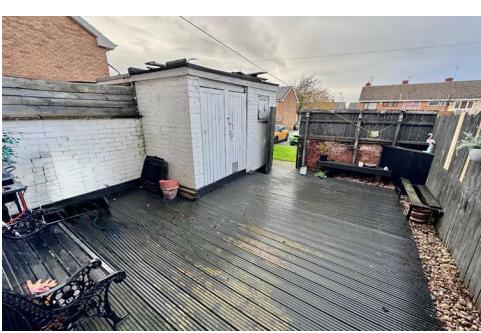
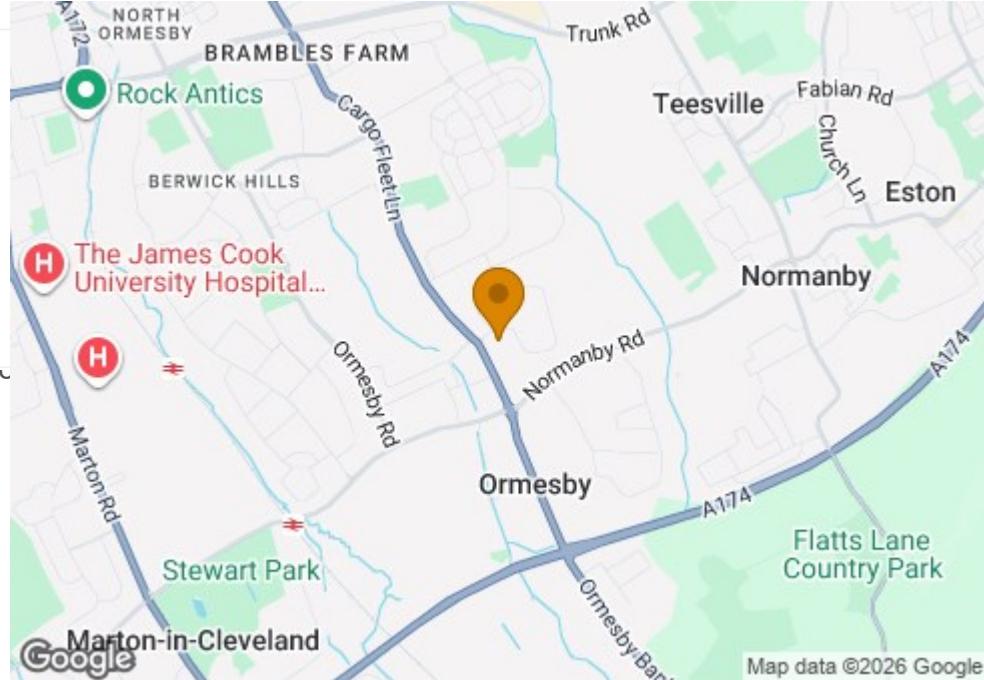
Starting Bid £68,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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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			