







A three bedroom terraced property situated in Hemlington and offered with no chain involved. The property is the ideal purchase for a first time buyer, investor or home mover. The spacious living accommodation briefly comprises; entranced hall, living room, kitchen with access to the garden, the first floor landing are three bedrooms and a bathroom/WC. To the front of the property is a garden to the front and to the rear is an enclosed garden.

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £60,000 PLUS RESERVATION FEE **

PLEASE REFER TO AUCTIONEER COMMENTS

Elmhurst Gardens, Hemlington, Middlesbrough, TS8 9EW
3 Bed - House - Mid Terrace
Starting Bid £60,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

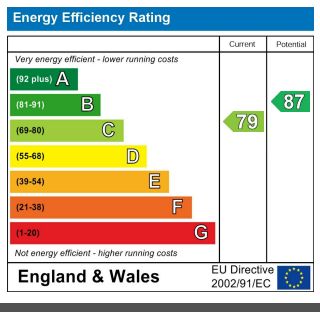
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Elmhurst Gardens, Middlesbrough, TS8 9EW



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.

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