



Raydale, Hemlington, Middlesbrough, TS8 9SB
3 Bed - House - End Terrace
Guide Price £81,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



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FOR SALE BY AUCTION. STARTING BID PRICE £81,000

Offered to the market with no onward chain, this spacious three-bedroom end-terrace property presents an excellent opportunity for first-time buyers, investors, or those seeking a home they can modernise and add value to.

Occupying a generous corner plot within the popular Hemlington area, the property offers well-proportioned accommodation throughout. An entrance porch leads into a good-sized living room, while the impressive kitchen/diner provides ample space for dining and entertaining. A convenient ground floor WC completes the ground floor accommodation.

To the first floor are three well-sized bedrooms together with a wet room.

Externally, the property enjoys substantial gardens thanks to its corner plot position and further benefits from a detached garage and driveway parking.

Ideally situated close to local shops, schools and everyday amenities, the property also offers excellent transport links for commuting across Teesside and beyond.

Priced to reflect the modernisation required, this is a fantastic opportunity to acquire a generously sized home with significant potential in a popular residential location. Early viewing is recommended.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

GROUND FLOOR

Entrance Porch
3'1" x 5'4" (0.96m x 1.64m)

Hallway
17'6" x 5'8" (5.35m x 1.75m)

Living Room
17'7" x 10'4" (5.36m x 3.17m)

Kitchen
14'9" x 9'8" (4.50m x 2.96m)

WC
2'8" x 5'8" (0.82m x 1.73m)

FIRST FLOOR

Landing
2'11" x 8'8" (0.91m x 2.66m)

Bedroom 1
9'8" x 11'2" (2.97m x 3.42m)

Bedroom 2
11'7" x 9'9" (3.55m x 2.98m)

Bedroom 3
6'0" x 10'4" (1.84m x 3.15m)

Wet Room
5'6" x 7'0" (1.69m x 2.15m)

EXTERNALLY

Garage
15'9" x 9'11" (4.81m x 3.04m)

Auctioneer Comments:

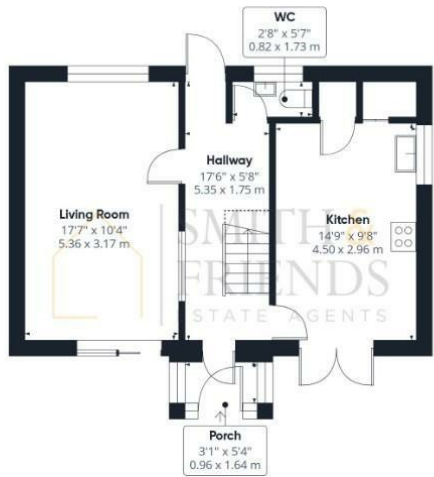
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1060 ft²
98.5 m²

Reduced headroom

10 ft²
0.9 m²

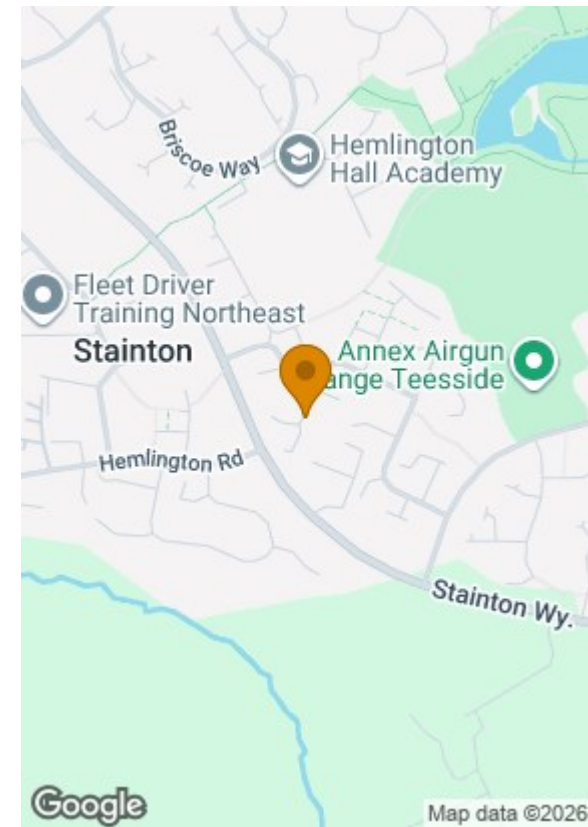
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	

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.

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