



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £63,000 PLUS RESERVATION FEE \*\*\*

SMITH & FRIENDS are delighted to offer for sale this THREE bedroom terraced property which is offered with LONG TERM TENANTS . Well presented throughout, The spacious living accommodation briefly comprises; entrance lounge, modern kitchen, rear hallway with access to the garden and stairs to the first floor and downstairs WC. To the first floor landing are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the front and rear of the property is an enclosed garden.

**Myrddin Baker Road, Middlesbrough, TS6 9SU**

**3 Bed - House - Terraced**

**£63,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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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.



Myrddin Baker Road



GROUND FLOOR

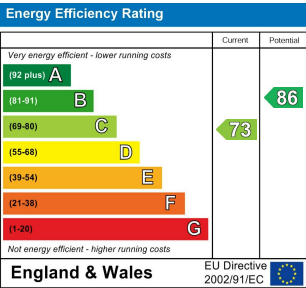
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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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