



*** SOLD VIA AUCTION *** START BID £75,000*** PLEASE REFER TO AUCTIONEER COMMENTS

SMITH & FRIENDS are delighted to offer to the market this immaculately presented three bedroom terraced property offered with NO CHAIN INVOLVED. The accommodation comprises of; entrance porch leading to entrance hall with stairs to the first floor, a generous size lounge leading to an open plan modern kitchen/ diner which has access to the conservatory. To the first floor landing are three bedrooms and spacious shower room. The property benefits from fully owned solar Panels, Externally to the front is a walled palisade and to the rear is a fantastic yard which has 2 seating areas and lined with mature shrubs and trees. There is a garage used for storage, garage roof is asbestos property sold as seen.

PLEASE NOTE WE HAVE BEEN MADE AWARE THERE IS AN ASBESTOS GARAGE ROOF AND SPRAY FOAM INSULATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Leinster Road, Middlesbrough, TS1 4QZ

3 Bed - House

£75,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

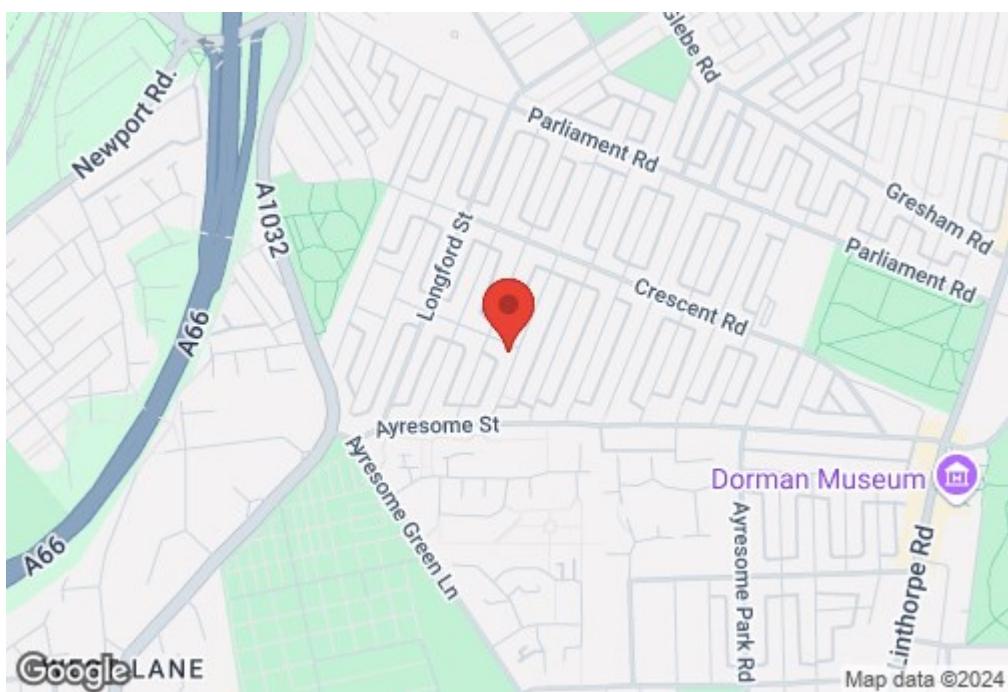


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 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	79	88
(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		

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