







** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £140,000 PLUS RESERVATION FEE **

** PLEASE REFER TO AUCTIONEER COMMENTS **

SMITH & FRIENDS are delighted to offer to the market this spacious two bedroom bungalow situated within a popular cul-de-sac in Coulby Newham. The bungalow is within easy walking distance to The Parkway Shopping centre and local bus services. The property benefits from NO CHAIN INVOLVED and viewings come highly recommended to fully appreciate. The well looked after living accommodation briefly comprises; entrance hall, fitted kitchen, generous living room, two double bedrooms and bathroom. Externally to the front of the property is a garden with parking to the side for a number of vehicles leading to the detached single garage with electric via a separate fuse box. To the rear of the property is an enclosed garden with a high degree of privacy and mainly laid to lawn with borders. Solar power generation with a generous feed in tariff which expires in November 2036 may be transferred to the new owners, subject to relevant enquires with the current utility provider.

Saxonfield, Coulby Newham, Middlesbrough, TS8 0SN
2 Bed - Bungalow - Semi Detached
Starting Bid £140,000
EPC Rating: B
Council Tax Band: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Saxonfield, Middlesbrough, TS8 0SN





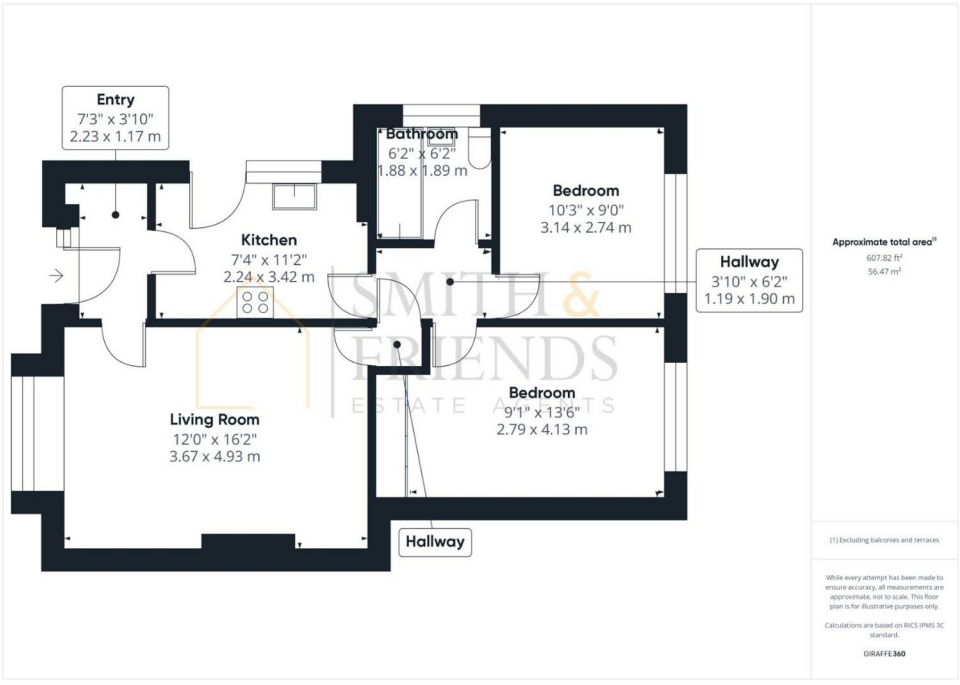


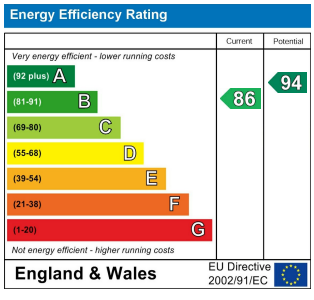












thod of Auction. Should you view, on will be shared with the

es to complete the transaction e being received by the buyers s to proceed with mortgage bility and survey).
agreement and make payment of eing 4.5% of the purchase price 600.00 including VAT. The chase price and will be considered the property in the calculation for to go through an identification ide proof of how the purchase er Information Pack which is a roperty.

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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SMITH & FRIENDS ESTATE AGENTS