



** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE **

CHAIN FREE Smith and friends are delighted to bring to the market this recently refurbished Three Bed terraced house. In our opinion the property would make an ideal first purchase or investment opportunity. Ideally positioned close to local amenities and within walking distance of Middlesbrough town centre. The accommodation comprises of: Entrance hall, lounge, dining room, kitchen and shower room. To the first floor there are Three good sized bedrooms. Also benefiting from uPVC DG GCH and enclosed rear yard.

Parliament Road, Middlesbrough, TS1 4JD

2 Bed - House - Mid Terrace

Starting Bid £45,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

Parliament Road, Middlesbrough, TS1 4JD

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.

ENTRANCE

HALLWAY

LOUNGE

DINING ROOM

KITCHEN

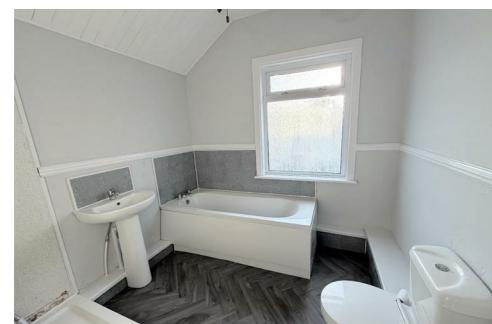
LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM



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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
 01642 313666
 middlesbrough@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

SMITH &
FRIENDS
ESTATE AGENTS