



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £180,000 PLUS RESERVATION FEE ****

A three bedroom semi detached property which has huge potential and is situated on Ladgate Lane, within easy reach to local amenities, motorway link and Stewarts Park. The property would appeal to a variety of buyers, especially those looking for a project. The spacious living accommodation briefly comprises; entrance hall, stairs to the first floor, downstairs WC, large open plan lounge/diner and a fitted kitchen with access to the garden. To the first floor landing are three bedrooms and the family bathroom. Externally the property offers an extensive driveway and garden to the front. To the rear is an impressive garden which is mainly laid to lawn with a patio area. There is also the benefit of a garage and a large storage shed. Viewings come highly recommended to fully appreciate.

Parkside, Middlesbrough, TS3 0BP

3 Bed - House - Semi-Detached

Starting Bid £170,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Parkside, Middlesbrough, TS3 0BP



Auctioneer Comments

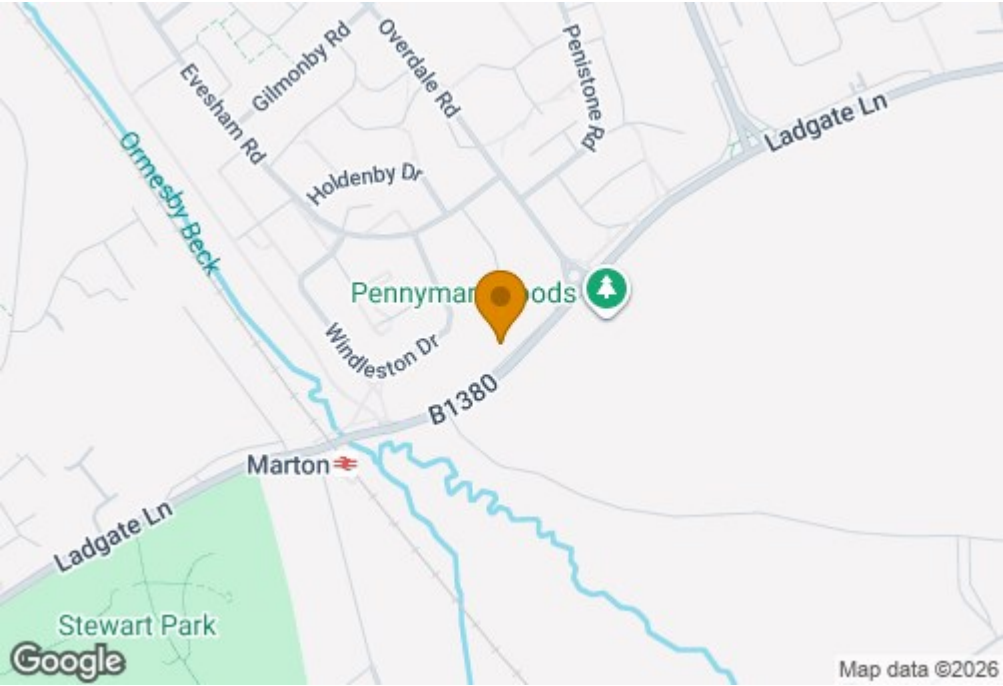
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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.

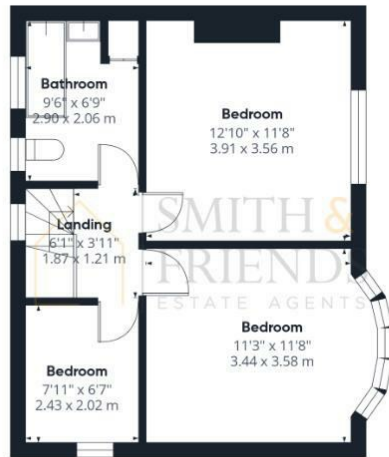


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Approximate total area⁽¹⁾
 952 ft²
 88.5 m²

Reduced headroom
 1 ft²
 0.1 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.

GIRAFFE360

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		
(69-80) C		77
(55-68) D	63	
(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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