



Introducing this three-bedroom mid-terrace home, ideally situated in Billingham with convenient access to local shops, schools, and bus routes. Offered with no onward chain and vacant possession, this property is an excellent opportunity for both investors and first-time buyers, ready to move into or let out immediately thanks to its modern kitchen and contemporary bathroom featuring a walk-in shower.

The accommodation briefly comprises an entrance hallway, an open-plan lounge/diner, and a kitchen to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

Externally, the home benefits from gardens to both the front and rear, along with useful rear storage.

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 £495.00 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

**Low Grange Avenue, Billingham, TS23 3PB**  
**3 Bed - House - Terraced**  
**Starting Bid £81,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**





# Low Grange Avenue, Billingham, TS23 3PB

- Hallway
- Lounge
- Diner
- Kitchen
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- External



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
 01642 607555  
 stockton@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

