Clarendon Road, Thornaby, TS17 8JQ
3 Bed - House - Semi-Detached
Starting Bid £90,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold

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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 £349.00 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.

HUGE POTENTIAL – THREE-BEDROOM SEMI-DETACHED – NO FORWARD CHAIN

Offering excellent potential, this three-bedroom semi-detached house is situated in a popular area of Thornaby and is offered to the market with no forward chain. The property is sold as seen and would benefit from some updating, making it an ideal opportunity for buyers looking to create a home to their own taste.

The ground floor comprises a long entrance hallway, two reception rooms, with one offering the flexibility to be used as a dining room, and a fitted kitchen. To the first floor are three bedrooms and a wet room.

Externally, the property benefits from a garage, mature rear garden and front garden with low-level gates. With good-sized accommodation and plenty of scope for improvement, this could make an excellent home or investment opportunity.

ENTRANCE HALLWAY
Front entrance door, stairs, radiator, storage cupboard.

LOUNGE
Double glazed bay window to front aspect, carpet, fire, radiator.

SECOND RECEPTION ROOM
Double glazed window to rear aspect, carpet, fire.

KITCHEN
Double glazed window to side aspect, two double glazed windows to rear aspect, storage cupboard, carpet, side access door, radiator.

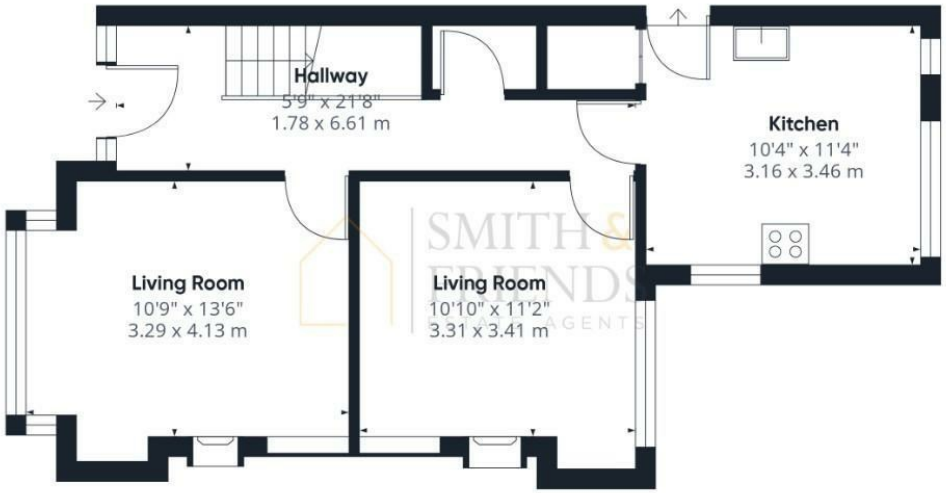
LANDING
Double glazed window to side aspect, carpet, loft access.

WET ROOM
Double glazed window to rear aspect, walk-in shower area, WC, heated towel rail, fully tiled.

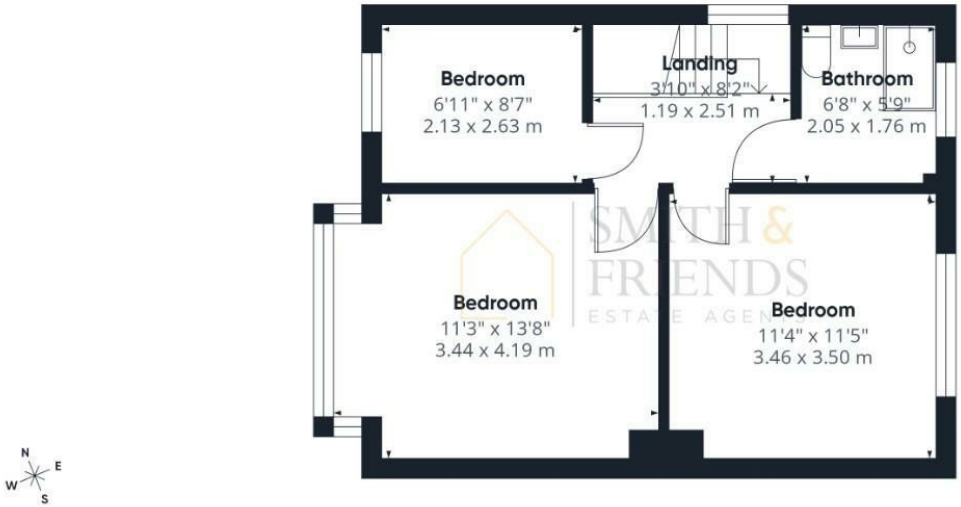
BEDROOM ONE
Double glazed bay window to front aspect, radiator, carpet.

BEDROOM TWO
Double glazed window to rear aspect, radiator, carpet.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.



Ground Floor



Floor 1

Approximate total area(1)

942 ft²

87.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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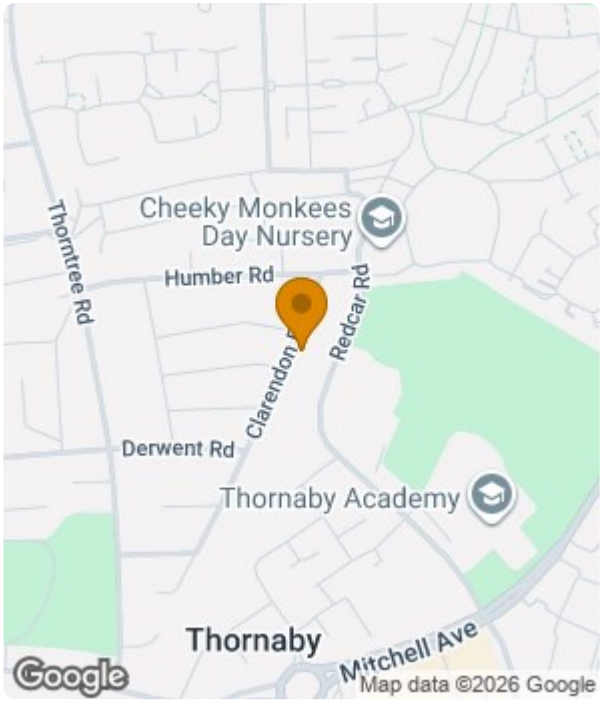

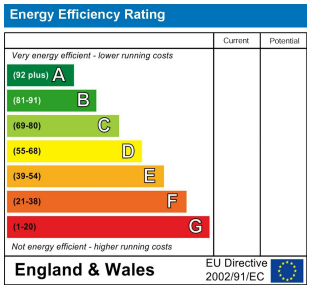

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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