



This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

Recently updated throughout this three bedroom mid terrace property has come to the market with no forward chain. The property comprises of an entrance hallway, a spacious open plan lounge, kitchen area and utility room on the ground floor. The upper level offers three bedrooms and a modern bathroom. External: On street parking and rear enclosed yard. Excellent investment or first time buyer purchase. Location: Close to shops, local amenities and schools.

**Mansfield Avenue, Thornaby, TS17 7EG**

**3 Bed - House - Mid Terrace**

**Starting Bid £49,950**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**

# Mansfield Avenue, Thornaby, TS17 7EG

Hallway  
Carpet flooring and stairs to upper



Lounge  
1 x front double glazed window, carpet flooring and 1x radiator



Kitchen/Diner  
1 x rear double glazed window, 1 x radiator, wall and base units.

Utility Room  
1 x double glazed window, sink/drainer and base units.

Landing  
Carpet flooring and loft access

Bathroom  
1 x double glazed window, bath, w/c, wash hand basin and 1 x radiator.



Bedroom  
Carpet flooring, 1 x radiator and double glazed window

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Carpet flooring, 1 x radiator and double glazed window

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Carpet flooring, 1 x radiator and double glazed window

External  
Street parking and enclosed rear yard.



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.

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 87                      |
| (81-91)  | B       | 70                      |
| (69-80)  | C       |                         |
| (55-68)  | D       |                         |
| (39-54)  | E       |                         |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |