



Avens Way, Ingleby Barwick, TS17 0SG
3 Bed - House - Semi-Detached
Guide Price £140,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Avens Way, TS17 0SG

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR AN INVESTOR LOOKING FOR BUY-TO-LET ***

Smith & Friends Estate Agents are delighted to bring to market this Three Bedroom semi-detached property, which has just undergone a new ground floor extension, converting the property into a three bedroom. Situated within a quiet location within the sought after area of Lowfield's, Ingleby Barwick, close to local amenities.

Internally, the ground floor of the property briefly comprise of; Entrance Hallway, Living Room, Kitchen / Diner with understairs Storage and a new rear extension creating an extra bedroom to the ground floor with En-Suite Bathroom.

The First Floor provides a Landing, Double Bedroom to the front of the property with built in wardrobe, single bedroom to the rear and a three piece family bathroom.

Externally, the property has a good sized rear garden with a lawn and gravelled area, whilst the front of the property has a good size driveway allowing ample of off-street parking and a small well maintained lawn.

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.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

FOR SALE BY AUCTION. STARTING BID PRICE £140,000

GROUND FLOOR

Entrance Hallway
4'8" x 3'6" (1.44m x 1.08m)

Living Room
10'2" x 13'5" (3.11m x 4.11m)

Kitchen / Diner
13'2" x 7'10" (4.02m x 2.41m)

Bedroom 1
9'2" x 10'6" (2.81m x 3.22m)

En-Suite
2'8" x 8'3" (0.83m x 2.52m)

FIRST FLOOR

Landing
6'2" x 2'11" (1.88m x 0.91m)

Bedroom 2
10'3" x 12'3" (3.13m x 3.75m)

Bedroom 3
7'0" x 9'3" (2.15m x 2.82m)

Bathroom

6'0" x 5'7" (1.85m x 1.71m)

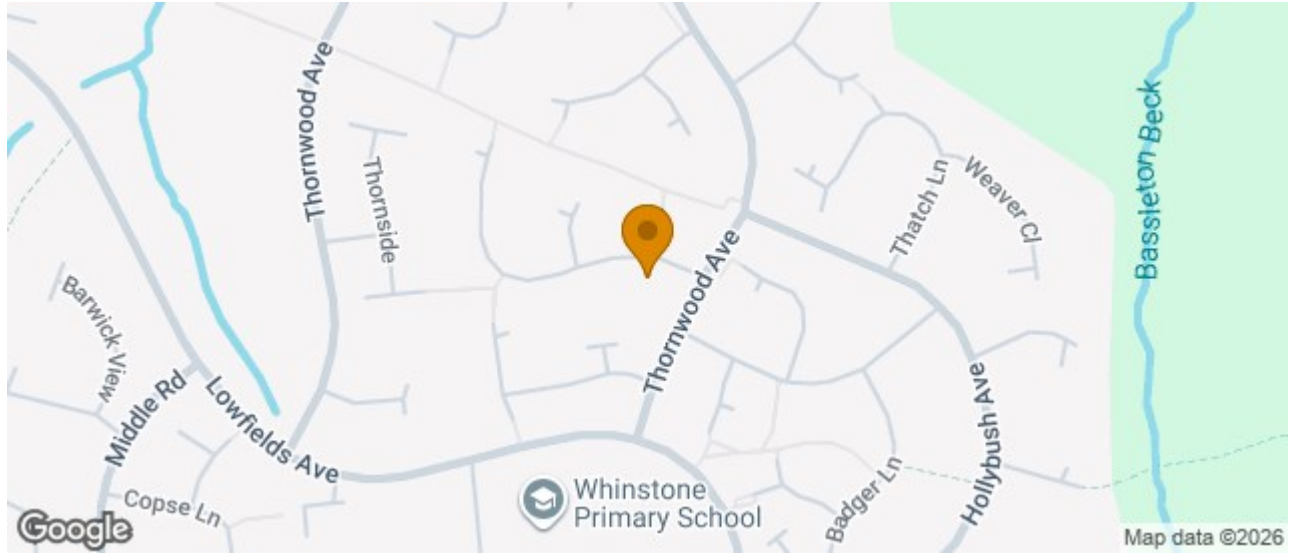
Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 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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