

AUCTION



Suggitt Street, TS26 8PY
2 Bed - House - Mid Terrace
Starting Bid £45,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Suggitt Street, TS26 8PY

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE ** NO CHAIN INVOLVED ** AVAILABLE IMMEDIATELY ** We are pleased to offer for sale this two bedroom mid terraced property. The home would make an ideal investment opportunity, with accommodation ideal for immediate occupancy. The home features gas central heating and uPVC double glazing. This well presented property has an internal layout comprising of: entrance vestibule through to a spacious family lounge with feature fire surround and electric fire, the inner stairwell leads through to a spacious kitchen/diner which is fitted with units to base and wall level and includes a built-in oven and hob, the inner hallway also gives access to the ground floor bathroom/WC fitted with a white and chrome suite. To the first floor are two bedrooms, whilst externally is a low maintenance yard to the rear with gated access. Local schools and amenities are within close proximity to the property. Fitted blinds, carpets and flooring are included in the asking price.

Auctioneer's Comments

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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed glass panelled door, door into the lounge.

LOUNGE

16'1 x 13'11 (4.90m x 4.24m)
uPVC double glazed window to front aspect, radiator, living flame white 'pebble' effect electric fire with surround.

INNER HALLWAY

Staircase to first floor landing, access to bathroom and kitchen.

KITCHEN

12'10 x 8'7 (3.91m x 2.62m)
Fitted with a range of white high gloss wall, base and drawer units with contrasting worksurfaces, inset sink and drainer with mixer tap, four ring halogen hob with fan assisted oven, plumbing for washing machine and space for fridge freezer, uPVC double glazed window to rear, uPVC door opening onto the rear yard.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, uPVC double glazed window to rear.

FIRST FLOOR

BEDROOM 1 (front)

14' x 13'8 (4.27m x 4.17m)
uPVC double glazed window to front, fitted wardrobes, radiator.

BEDROOM 2 (rear)

9'6 x 7'2 (2.90m x 2.18m)
uPVC double glazed window, radiator.

EXTERNALLY

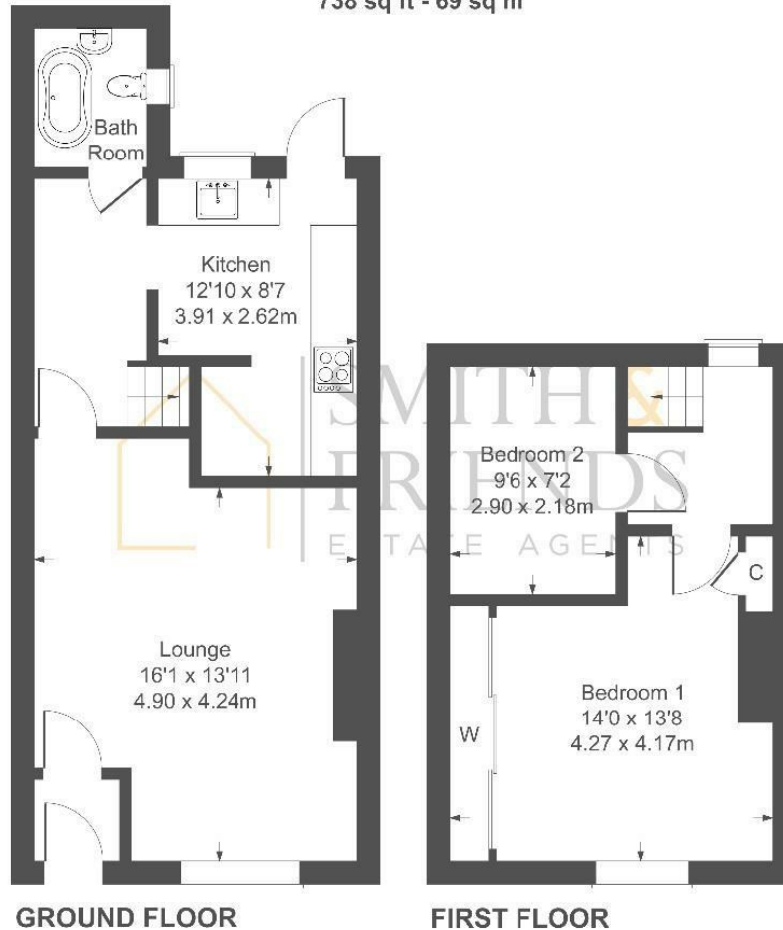
Enclosed rear yard.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Suggitt St

Approximate Gross Internal Area
738 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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

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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