



\*\*\* START BID £110,000 SUBJECT TO RESERVE PRICE \*\*\*

SMITH & FRIENDS are delighted to offer to the market this well presented two bedroom semi detached bungalow situated in Hemlington and offered with the benefit of NO CHAIN INVOLVED. The property would appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize. The deceptively spacious living accommodation briefly comprises; entrance hall, living room, two bedrooms, wet room fitted with a three piece suite and a rear fully equipped kitchen with access to the garden. Externally, there is lawn to the front of the property with a designated parking space leading to a single detached garage. To the rear is a fanatic plot which is mainly paved on split levels. Viewings come highly recommended to fully appreciate.

**Dalkeith Crescent, Hemlington, Middlesbrough, TS8 9HG**  
**2 Bed - Bungalow - Semi Detached**  
**Starting Bid £110,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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NB  
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.  
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This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).  
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property.



Dalkeith Crescent  
Approximate Gross Internal Area  
589 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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

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