



\*\*\* FOR SALE VIA AUCTION \*\*\* START BID £110,000 SUBJECT TO RESERVE PRICE \*\*\*

This charming mid-terraced two-bedroom bungalow is nestled in a quiet cul-de-sac in the sought-after area of Acklam, Middlesbrough. The property boasts a spacious and inviting interior, featuring a well-designed fitted kitchen perfect for modern living. The bright conservatory adds extra space, offering a relaxing spot to enjoy the garden views year-round. Both bedrooms are generously sized, providing comfort and ample storage. Outside, the bungalow benefits from spacious gardens at both the front and rear, ideal for outdoor activities or peaceful relaxation. The property also includes a garage for convenient off-road parking and additional storage. Its peaceful location in a desirable neighbourhood makes it an ideal home for those seeking a quiet, comfortable living environment with easy access to local amenities.

**Kepwick Close, Middlesbrough, TS5 7JN**

**2 Bed - Bungalow - Terrace**

**Starting Bid £110,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

# Kepwick Close, Middlesbrough, TS5 7JN



## Auction 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.

## Entrance Hall

## Fitted Kitchen

8'11" x 9'1" (2.72m x 2.77m )

## Lounge

13'7" x 13'4" (4.15m x 4.08m)

## Conservatory

12'6" x 6'1" (3.82m x 1.87m )

## Bedroom 1

13'11" x 10'8" (4.25m x 3.27m )

## Bedroom 2

7'3" x 9'1" (2.22m x 2.77m )

## Wet Room

6'4" x 5'7" (1.95m x 1.71m )

## Utility Room/ Outbuilding

7'7" x 5'0" (2.32m x 1.54m )

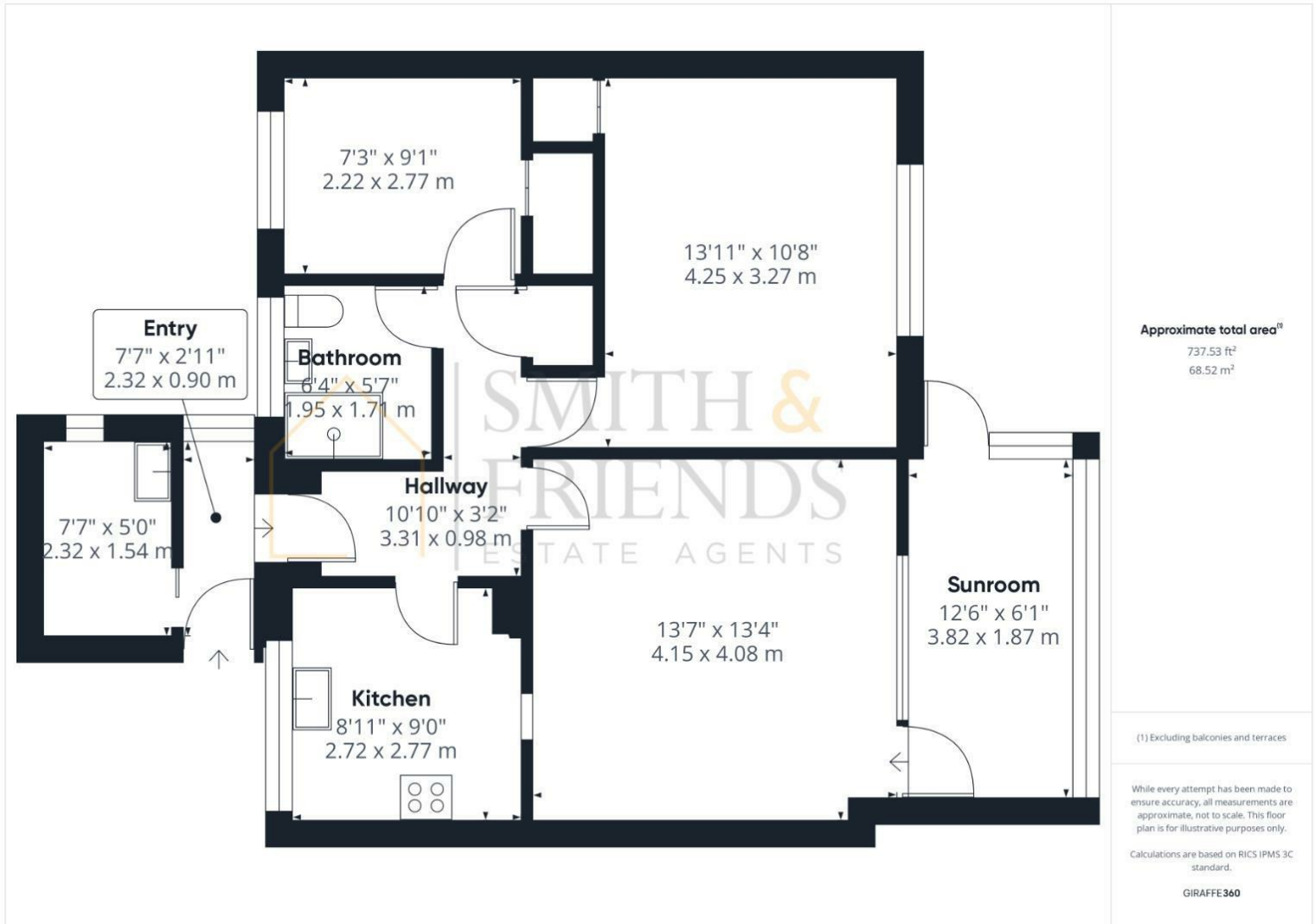


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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