



Suffolk Street, TS18 4BA
3 Bed - House - Mid Terrace
Starting Bid £40,000

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.

An ideal opportunity for a rental investor to purchase this 3 bedroom mid terraced house. The property has an exceptional bathroom and kitchen and benefits from gas central heating via a combination boiler and uPVC double glazing. Viewing is highly recommended.



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ENTRANCE VESTIBULE

Via uPVC entrance door with glazed door leading into lounge into dining area.

LOUNGE INTO DINING AREA

25'5" x 14'5" (7.75 x 4.39)

uPVC double glazed window to the front elevation, single radiator, stairs leading to landing, uPVC double glazed french doors leading to the rear yard, door leading to kitchen.

KITCHEN

17'5" x 7'3" (5.31 x 2.21)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven, extractor hood over hob, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, space for under counter fridge freezer, plumbing for washing machine, tile floor, built in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property, uPVC double glazed window to the side elevation, door leading to rear yard.

LANDING

Which is approached via stairs from lounge with doors leading to bedrooms 1,2,3 and bathroom/WC.

BEDROOM ONE

14'4" x 11'0" (4.37 x 3.35)

uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

11'10" x 8'6" (3.61 x 2.59)

uPVC double glazed window to the rear elevation, single radiator.

BEDROOM THREE

8'8" x 7'3" (2.64 x 2.21)

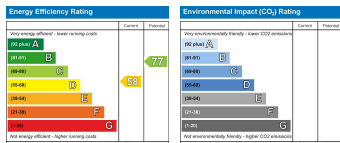
uPVC double glazed window to the side elevation, single radiator.

BATHROOM/WC

With bathroom suite comprising of bath with over bath shower and splash screen, pedestal wash hand basin with mixer tap, low level WC, uPVC double glazed window to the side elevation.

OUTSIDE

To the rear there is an enclosed rear yard with gated access to the backstreet.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

