



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.

Spacious three bedroom mid terrace house. Pedestrianised to the front with attractive open outlook and front and rear gardens with paved patio area. Close to local shops and amenities and approximately one mile from Stockton town centre. To be sold with tenant in situ. Tenant pays £425 per calendar month.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with stairs to the first floor, Lounge with bay window and feature fireplace, 19' open plan fitted Kitchen/ Dining Room with french doors to the rear garden and built in oven and hob, Landing, three Bedrooms and Bathroom/ wc with white suite and electric shower.

**Kingsport Close, Stockton, TS18 2LE**

**3 Bed - House - Mid Terrace**

**£50,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



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# Kingsport Close, TS18 2LE

## GROUND FLOOR

Entrance Hall

Lounge

13'2 x 11'6 plus bay window (3.96m'0.61m x 3.35m'1.83m plus bay window)

Kitchen/ Dining Room

19'6 x 9'10 narrowing to 6'6 (5.79m'1.83m x 2.74m'3.05m narrowing to 1.83m'1.83m)

## FIRST FLOOR

Bedroom 1

11'8 x 11'6 (3.35m'2.44m x 3.35m'1.83m)

Bedroom 2

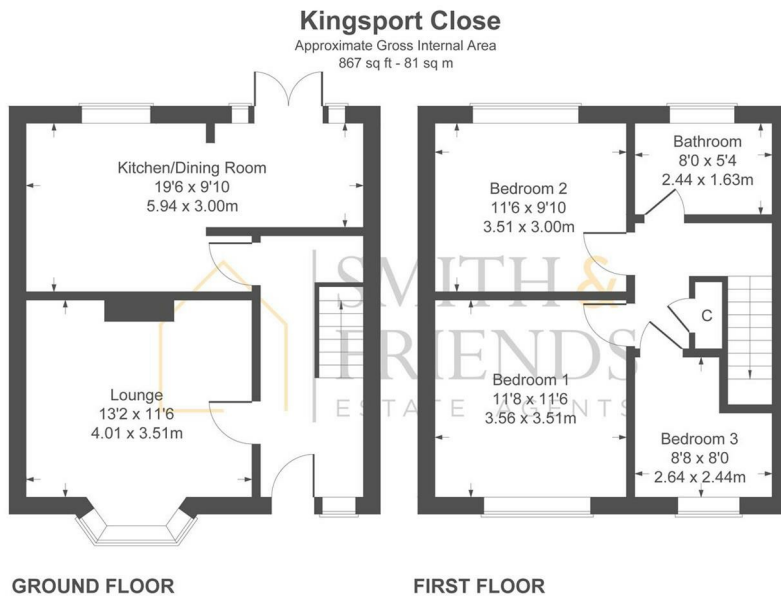
11'6 x 9'10 (3.35m'1.83m x 2.74m'3.05m)

Bedroom 3

8'8 x 8'0 including stairhead (2.44m'2.44m x 2.44m'0.00m including stairhead)

Bathroom/ wc

8'0 x 5'4 (2.44m'0.00m x 1.52m'1.22m)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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