



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.

Located in Thornaby this mid-terraced property comes to the market with no forward chain and vacant possession. Recently decorated throughout the property comprises of a welcoming entrance hallway, spacious living room/dining room and fitted kitchen. The bedrooms and bathroom are good sizes. The property has gas central heating and is double glazed throughout. Cambridge Road would be an ideal investment purchase gathering a good rental yield. Call Smith & Friends to arrange a viewing.

**Cambridge Road, Thornaby, Stockton-On-Tees, TS17**

**6LR**

**3 Bed - House**

**Starting Bid £59,999**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Cambridge Road, Stockton-On-Tees, TS17 6LR

## GROUND FLOOR

Entrance Hallway

Lounge

12'8 x 11'10 (3.86m x 3.61m)

Dining Room

19'9 x 10'8 (6.02m x 3.25m)

Breakfast kitchen

22'2 x 6'5 (6.76m x 1.96m)

## FIRST FLOOR

Landing

Bedroom 1

13'7 x 11'4 (4.14m x 3.45m)

Bedroom 2

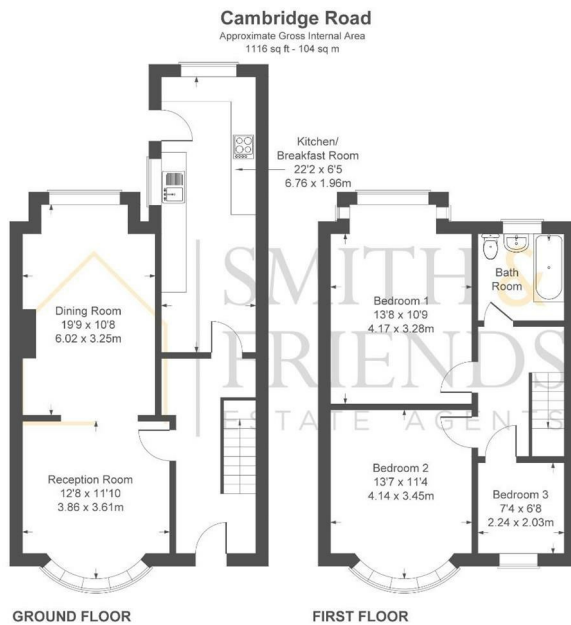
13'8 x 10'9 (4.17m x 3.28m)

Bedroom 3

7'4 x 6'8 (2.24m x 2.03m)

Family Bathroom

External



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			74
			EU Directive 2002/91/EC

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