

**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £120,000 PLUS RESERVATION FEE ****

**** IDEAL INVESTMENT OPPORTUNITY** EIGHT BEDROOMS** FULLY REFURBISHED & FURNISHED****

We are excited to offer to the market this refurbished eight-bedroom, mid terrace house located on Hartington Road in Stockton-on-Tees.

The property comprises over three floors, the first floor upon entry is spacious hallway, lounge, bedroom and fitted kitchen, To the first floor there are four double bedrooms and , two shower rooms and a separate toilet. Stairs lead up to the second floor which has two more double bedrooms and a smaller single bedroom.

The property includes furniture

Conveniently located for the local amenities in the area and provides excellent transportation links with Stockton train Station a short 4 minutes' drive away. University of Hospital of North Tees Nicholas Hospital is only a short 9-minute distance away and there are various popular restaurants and bars within a 15-minute proximity.

Hartington Road, Stockton-On-Tees, TS18 1HE

8 Bed - House - Mid Terrace

Starting Bid £120,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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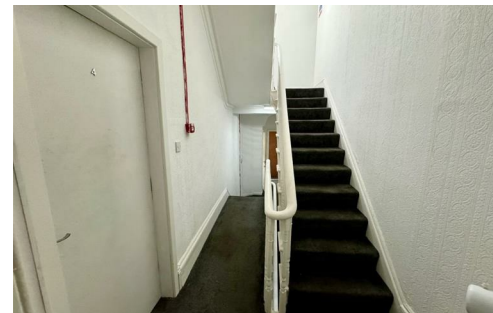
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AUCTIONEER COMMENTS

Auctioneer 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. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 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. Payment varies but will be no more than £450. These services are optional.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(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	

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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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