



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.

This spacious three bedrooms mid terrace house is in an excellent location situated not too far away from North Tees Hospital, local shops and bus routes. The property comprises of an entrance hallway, living room, separate dining room and kitchen on the ground floor. The upper floor has three bedrooms and a wet room. The property comes to the market with no forward chain and vacant possession.

**Hamsterley Road, Stockton-On-Tees, TS19 8AR**  
**3 Bed - House - Terraced**  
**Starting Bid £69,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



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# Hamsterley Road, Stockton-On-Tees, TS19 8AR

## ENTRANCE HALL

13'3 x 6' (4.04m x 1.83m)

Carpet flooring, uPVC double glazed front door, radiator, coved ceiling and under stairs cupboard.

## LOUNGE

13'3 x 11'8 (4.04m x 3.56m)

Carpet flooring, fire, coved ceiling, radiator and double glazed window to front aspect.

## DINING ROOM

9'1 x 8'10 (2.77m x 2.69m)

Carpet flooring, radiator, coved ceiling and double glazed window to rear aspect.

## KITCHEN

9' x 8'11 (2.74m x 2.72m)

Double glazed window to rear aspect, double glazed door to rear aspect, tiled flooring and archway into dining room.

## LANDING

8'5 x 6'1 (2.57m x 1.85m)

Carpet flooring, loft access and airing cupboard.

## BEDROOM 1

11'4 x 10'1 (3.45m x 3.07m)

Carpet flooring, coved ceiling, radiator, built-in wardrobe and radiator.

## BEDROOM 2

9' x 9' (2.74m x 2.74m)

Double glazed window to rear aspect, coved ceiling, radiator and built-in wardrobes/storage.

## BEDROOM 3

8'1 x 7'10 (2.46m x 2.39m)

Laminate flooring, double glazed window to front aspect, built-in cupboard, coved ceiling and radiator.

## BATHROOM

5'2 x 7'11 (1.57m x 2.41m)

Shower cubicle, vanity wash hand basin, vanity WC, double glazed window to rear aspect, coved ceiling, spot lights, radiator and tiled flooring.



| 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 |   |         |           |
| England & Wales                             |   | 79      | 55        |
| 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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