



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.

Smith & Friends are delighted to bring to the market this excellent size three bedroom semi detached house. The property comprises of an entrance hallway, a spacious lounge and fitted kitchen/dining area on the ground floor. The upper level has three bedrooms, bathroom and separate w/c. Externally: Well maintained rear garden with storage and a low maintenance front garden. Location: Situated close to local shops, amenities, bus routes and school. This property would be an ideal first time buyer or investment purchase.

**Eltham Crescent, Stockton-On-Tees, TS17 9RA**

**3 Bed - House - Mid Terrace**

**Starting Bid £76,500**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Eltham Crescent, Stockton-On-Tees, TS17 9RA



## ENTRANCE HALL

5'9 x 4'10 (1.75m x 1.47m)

uPVC front door and carpet flooring.

## LOUNGE

11'4 x 15'6 (3.45m x 4.72m)

Double glazed window to front aspect, radiator and carpet flooring.

## KITCHEN

11'5 x 15'6 (3.48m x 4.72m)

Double glazed window to rear aspect, double glazed door to rear aspect, flooring, under stairs storage cupboard, radiator, wall and base units, sink and drainer and Worcester boiler.

## LANDING

11'4 x 5'9 (3.45m x 1.75m)

Carpet, loft access and airing cupboard.

## BEDROOM 1

11'6 x 8'9 (3.51m x 2.67m)

Double glazed window to front aspect, two built-in wardrobes, carpet and radiator.

## BEDROOM 2

9'6 x 6'5 (2.90m x 1.96m)

Double glazed window to rear aspect, carpet, radiator and two built-in wardrobes.

## BEDROOM 3

8'8 x 6'7 (2.64m x 2.01m)

Double glazed window to front aspect, carpet and radiator.

## BATHROOM

5'11 x 5'9 (1.80m x 1.75m)

Double glazed window to rear aspect, bath, wash hand basin, shower, radiator and extractor fan.

## SEPARATE WC

5'10 x 2'10 (1.78m x 0.86m)

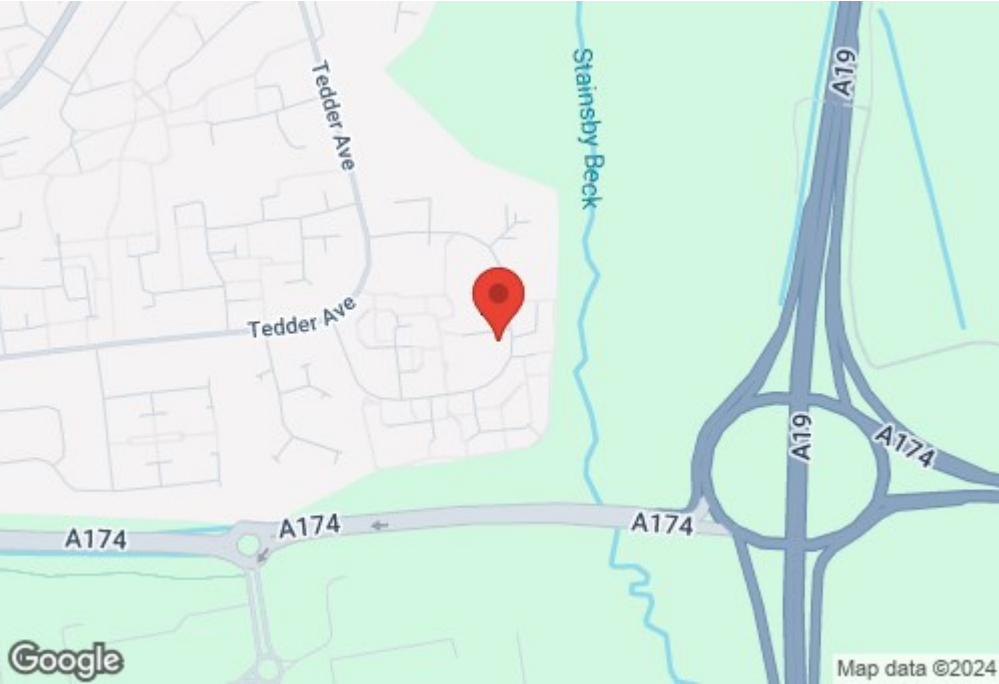
Double glazed window to rear aspect, WC.

## OUTSIDE

The rear garden is enclosed and well maintained with storage, the front garden is low maintenance.



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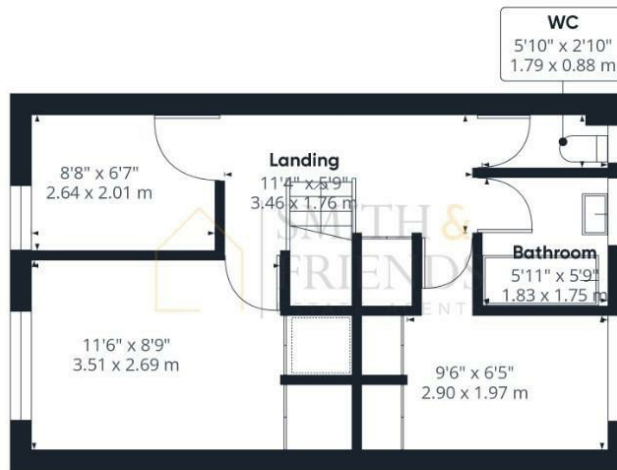


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# Eltham Crescent, Stockton-On-Tees, TS17 9RA



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 774.38 ft<sup>2</sup>  
 71.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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 and conveyancing 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			89
(81-91) B		77	
(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	

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