



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 mature three bed semi detached house is located close to Thornaby Town Centre and local schools. In need of some updating this property would be an excellent family home. The property comprises of an entrance hall, spacious lounge, dining room and fitted kitchen on the ground floor. The upper floor offers three bedrooms and a wet room. External: Driveway and rear garden. Please note the property is SOLD AS SEEN. Call Smith & Friends to arrange a viewing 01642 605777.

Clarendon Road, Thornaby, Stockton-On-Tees, TS17 8JJ

3 Bed - House - Semi-Detached

Starting Bid £81,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



Clarendon Road, Stockton-On-Tees, TS17 8JJ

HALLWAY

4'10" x 3'6" (1.47m x 1.07m)

LOUNGE

21' x 13'9" (6.40m x 4.19m)

1 x front bay double glazed window, carpet flooring, archway open plan with dining area and 1 x radiator.

DINING AREA

1 x rear double glazed window and 1 x radiator.

KITCHEN

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

1 x side double glazed window, 1 x front double glazed window and rear door.

LANDING

8'2" x 4'1" (2.49m x 1.24m)

Carpet flooring, 1 x side double glazed window and loft access

BEDROOM 1

13'6" x 9'8" (4.11m x 2.95m)

1 x front bay double glazed window, carpet flooring and 1 x radiator.

BEDROOM 2

9'5" x 9'9" (2.87m x 2.97m)

1 x front double glazed window and 1 x radiator.

BEDROOM 3

6'4" x 6'11" (1.93m x 2.11m)

1 x rear double glazed window, carpet flooring and 1 x radiator.

BATHROOM

5'5" x 6'11" (1.65m x 2.11m)

Walk in shower, w/c, wash hand basin and 1 x radiator.

EXTERNAL

Rear garden and driveway.



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		82	59
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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