



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 property offers great space throughout offering an entrance hallway, lounge/diner, separate dining room, fitted kitchen and cloakroom on the ground floor. The upper floor has three bedrooms and bathroom. The loft room has a fixed stair case and plenty of storage. This semi detached house has great potential and in need of some updating. It would be an ideal family purchase being located close to shops and local amenities. External: Ample parking to the front of the property and good size rear garden. No Chain & Vacant Possession.

Bishopton Court, Stockton-On-Tees, TS19 7HL

3 Bed - House - End Terrace

Starting Bid £113,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

uPVC double glazed front door, carpet and stairs to upper level.

LOUNGE

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

DINER

Double glazed window to rear aspect, radiator and coved ceiling.

KITCHEN

Double glazed window to rear aspect, storage cupboard and radiator.

CLOAKROOM

Double glazed window to rear aspect, tiled flooring, vanity wash hand basin, WC and coved ceiling.

LANDING

Coved ceiling, carpet, fixed stairs to loft room and airing cupboard.

BEDROOM 1

Fitted wardrobes, storage cupboard, radiator and double glazed window to rear aspect.

BEDROOM 2

Fitted wardrobes, radiator, carpet and double glazed window to rear aspect.

BEDROOM 3

Double glazed window to front aspect, radiator and carpet.

BATHROOM

Double glazed window to rear aspect, wash hand basin, WC, shower cubicle and radiator.

LOFT ROOM

Double glazed window to side aspect, carpet and storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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.

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