



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 three bedroom property comes to the market already with a tenant in situ paying £650 per calendar month. This would be an ideal investment purchase. Three bedrooms, modern kitchen, bathroom and good size open lounge. Externally: enclosed rear garden and parking to the front of the property.

Morven View, Elm Tree, Stockton-On-Tees, TS19 0TR

3 Bed - House - Mid Terrace

Starting Bid £80,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Morven View, Stockton-On-Tees, TS19 0TR

ENTRANCE HALLWAY

Via uPVC double glazed entrance door, into lounge

LOUNGE

17'7 x 11'4 (5.36m x 3.45m)

uPVC double glazed window to the front elevation, double radiator, laminate flooring, storage cupboard, electric living flame fire, walkway into dining area.

REAR LOUNGE

15'2 x 5'9 (4.62m x 1.75m)

Door leading to rear garden, door leading to kitchen, stairs leading to landing.

KITCHEN

11'8 x 11'3 (3.56m x 3.43m)

A fitted kitchen with a range of wall floor and drawer units incorporating an electric hob with built in electric oven and extractor over hob, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, space for fridge freezer, ceramic tile floor, double radiator, space for breakfast/dining table, wall mounted combination boiler providing heating and hot water to the property, uPVC double glazed window to the rear elevation.

LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2,3 and bathroom/WC and access to loft.

BEDROOM ONE

11'7 x 10'9 (3.53m x 3.28m)

uPVC double glazed window to the rear elevation, laminate flooring, double radiator.

BEDROOM TWO

14'9 x 9'10 (4.50m x 3.00m)

uPVC double glazed window to the front elevation, double radiator, laminate flooring, storage cupboard.

BEDROOM THREE

8'8 x 7'7 (2.64m x 2.31m)

uPVC double glazed window to the front elevation, double radiator, laminate flooring.

BATHROOM/WC

With bathroom suite comprising of bath with over bath shower and splash screen, pedestal wash hand basin, low level WC, double radiator, uPVC double glazed window to the rear elevation.

OUTSIDE

To the front there is a laid to lawn front garden which is enclosed by timber fencing with footpath to the front entrance door. To the rear there is a neat and attractive rear garden which has a brick built storage shed, laid to lawn area and stocked with various plants and shrubs enclosed by timber fencing and timber gated access to the rear.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	68	
(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.

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