



This upper floor apartment would be an ideal investment or first time buyer purchase. No forward chain and vacant possession this apartment comprises of a spacious entrance hallway with ample storage, open plan lounge and kitchen. Two double bedrooms with the Master bedroom having the benefit of an ensuite and a separate bathroom. Stainsby Grange is Leasehold with intercom access and an internal lift. Externally there is an allocated parking bay with gated entrance into the car park. Location: Thornaby Town Centre sits opposite to Stainsby Grange.

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.

**Allensway, Thornaby, Stockton-On-Tees, TS17 9JR**  
**2 Bed - Apartment**  
**Starting Bid £49,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Leasehold**



# Allensway, Stockton-On-Tees, TS17 9JR

**Hallway**  
 10'10" x 4'3" (3.30m x 1.30m)  
 Storage cupboard, flooring and electric wall heater.

**Lounge**  
 21'10" x 12'6" (6.65m x 3.81m)  
 Open plan with kitchen, flooring, wall electric heater and double glazed rear doors.

**Kitchen**  
 Flooring, breakfast bar, wall and base units

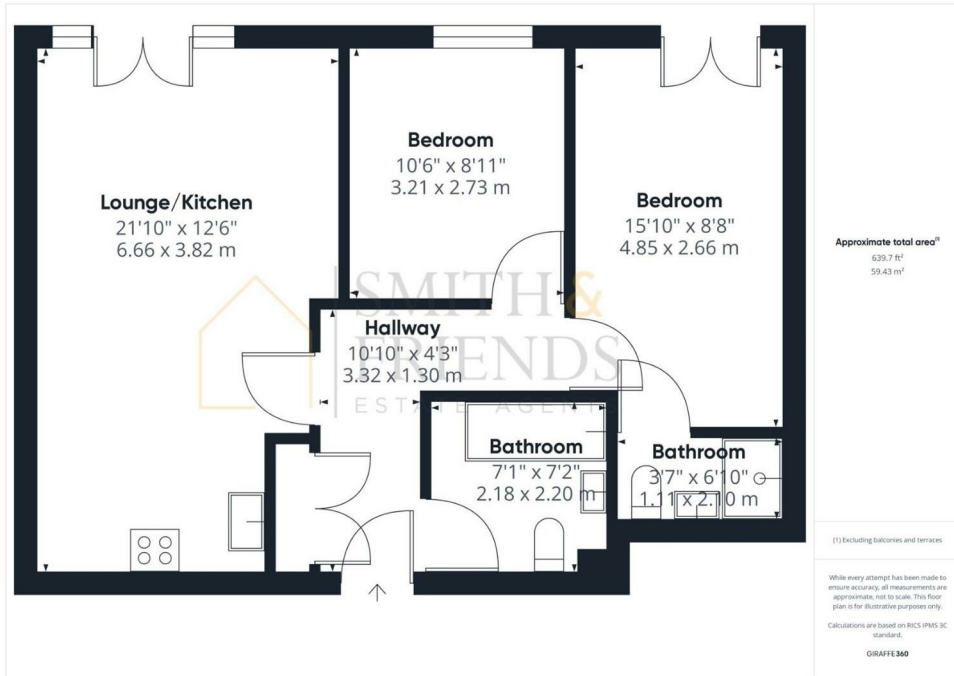
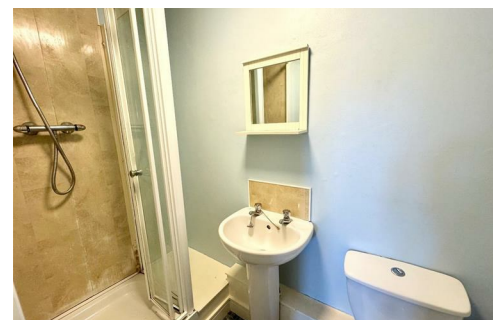
**Master Bedroom**  
 15'10" x 8'7" (4.83m x 2.62m)  
 Rear double doors, carpet floorings, wall electric heater and access to ensuite.

**En Suite**  
 3'7" x 6'10" (1.09m x 2.08m)  
 Shower cubicle, wash hand basin and w/c

**Bedroom**  
 10'5" x 8'11" (3.18m x 2.72m)  
 Rear double glazed window, carpet flooring and electric wall heater.

**Bathroom**  
 7'1" x 7'2" (2.16m x 2.18m)  
 Bath, w/c, wash hand basin and extractor fan

**External**  
 Allocated parking bay  
 Intercom access  
 Lift access



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.

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			
<b>England &amp; Wales</b>		72	84
		EU Directive 2002/91/EC	

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