



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
 If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.  
 A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.  
 The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.  
 Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

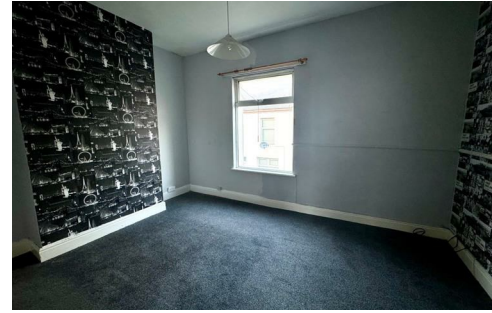
Vacant possession and no forward chain this property has a great deal to offer. The property comprises of an entrance hallway, open plan lounge/diner, modern fitted kitchen and good size bathroom on the ground floor. The upper level offers two double size bedrooms and a split level landing. External: Enclosed rear yard. All shops, local amenities and schools are all close by. Would be an ideal investment purchase.

**Waverley Street, Stockton-On-Tees, TS18 3JH**  
**2 Bed - House - Terraced**  
**Starting Bid £49,999**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Waverley Street, Stockton-On-Tees, TS18 3JH

- Hallway
- Lounge
- Diner
- Kitchen
- Lobby
- Bathroom
- Landing
- Bedroom
- Bedroom



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			88
(81-91) B			
(69-80) C		69	
(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

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