



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.

Set in a perfect location not overlooked to the front of the property this perfect semi detached bungalow has so much to offer. The bungalow comprises of an entrance porch, an "L" shaped hallway, a spacious lounge and two double bedrooms. The bathroom has a shower cubicle and a fitted kitchen leading into the sunroom. External: Laid to lawn and pathway for access to the detached garage. Location: Close to Thornaby Town Centre, bus routes and local amenities. Rissington Walk comes to market with no forward chain. Please call Smith & Friends to arrange a viewing on 01642 607555.

**Rissington Walk, Stockton-On-Tees, TS17 9QJ**

**2 Bed - Bungalow - Semi Detached**

**Starting Bid £110,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Rissington Walk, Stockton-On-Tees, TS17 9QJ



### Entrance Porch

Double glazed door into hallway.

### Entrance Hallway

**6'7 x 4' (2.01m x 1.22m)**

Laminate flooring, storage cupboard, loft access and double glazed door to side into porch.

### Lounge

**10'6 x 17'3 (3.20m x 5.26m)**

Double glazed window to front aspect, laminate flooring, fire and surround, coved ceiling and radiator.



### Kitchen

**10'3 x 7'6 (3.12m x 2.29m)**

Double glazed window to rear aspect, double glazed door to rear into conservatory, spot lights, wall and base units, electric hob and cooker, washing machine, stainless steel sink and drainer, part tiling.



### Conservatory

**10'5 x 10'8 (3.18m x 3.25m)**

Double glazed door to side aspect and laminate flooring.

### Bathroom

**5'5 x 6'1 (1.65m x 1.85m)**

Double glazed window to side aspect, shower cubicle, wash hand basin WC, heated towel rail and fully tiled.



### Bedroom

**9'3 x 13'6 (2.82m x 4.11m)**

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



### Bedroom

**8'6 x 10'5 (2.59m x 3.18m)**

Double glazed window to front aspect and radiator.

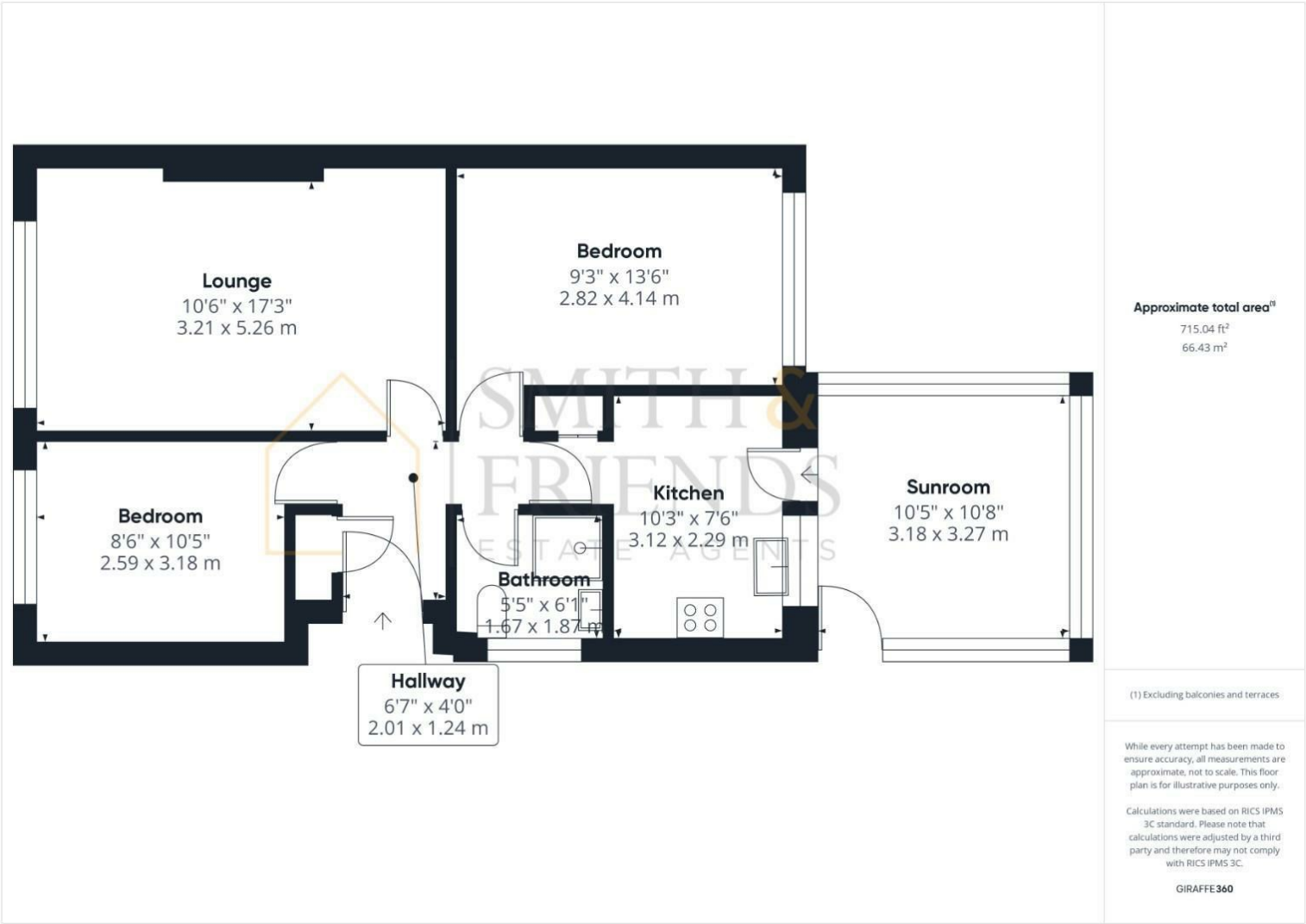
### External



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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 and conveyancing 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) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>65</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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