



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 £300.00 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.
https://www.rightmove.co.uk/properties/160309361/#?channel=RES_BUY

This spacious two bedroom semi detached house has come to the market with no chain and vacant possession. The house is located close to Norton High Street, schools and bus routes are close by. In need of some TLC the property comprises of an entrance hallway, lounge, separate dining room, kitchen open plan with summer room and cloakroom on the ground floor. The upper level offers two double bedrooms, bathroom with shower cubicle.
 External: Street parking, front and rear gardens. Ideal purchase for an investor.

Swinburn Road, Norton, Stockton-On-Tees, TS20 2DG
2 Bed - House - Semi-Detached
By Auction £73,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



Swinburn Road, Stockton-On-Tees, TS20 2DG

- Hallway
1 x front entrance door and carpet flooring
- Lobby
Spot lights, access to cloakroom and storage cupboard.
- Lounge
14'07 x 12'04 (4.45m x 3.76m)
1 x front bay double glazed window, carpet flooring and 1 x radiator
- Dining Room
15'03 x 7'07 (4.57m;0.91m x 2.31m)
Carpet flooring, storage cupboard, 1 x radiator, 1 x rear double glazed window and door.
- Kitchen/Summer Room
1 x rear double glazed window, 1 side double glazed door, access to lobby and cloakroom
- Landing
1 x side double glazed window, carpet and loft access
- Bedroom
10'08 x 13'03 (3.25m x 4.04m)
Carpet flooring, 2 x double glazed windows, 1 x radiator and fitted robes.
- Bedroom
10'09 x 13'03 (3.28m x 4.04m)
Carpet flooring, 1 x radiator, 1 x rear double glazed window and fitted robes.
- Bathroom
7'02 x5'01 (2.18m x1.55m)
1 x rear double glazed window, shower cubicle, bath, w/c and tiled.



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		
England & Wales		
EU Directive 2002/91/EC		

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