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 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

Located in a great area close to Norton High Street this semi detached house has come to the market with Smith & Friends Estate Agents. No forward chain and vacant possession. Comprising of an entrance hallway, spacious lounge with a bay window, kitchen with open plan dining room on the ground floor. The upper level offers two double bedrooms and a bathroom. This property would be an ideal first time buyer or investment purchase. External: Street parking, gardens front and rear.

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



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

Hallway
22'08 x 3'07 (6.91m x 1.09m)
Carpet, 1 x radiator and 1 x front entrance door

Lounge
12'04 x 13'09 (3.76m x 4.19m)
1 x front bay double glazed window, laminate flooring and 1 x radiator.

Kitchen/diner
12'09 x 15'03 (3.89m x 4.65m)
1 x rear double glazed window, flooring, open plan with dining area, 1 x radiator and rear double glazed doors.

Landing
Carpet flooring, loft access and 1 x side double glazed window.

Bedroom
15'04 x 10'04 (4.67m x 3.15m)
2 x front double glazed windows, carpet flooring and 1 x radiator

Bedroom
9'10 x 9'10 (3.00m x 3.00m)
1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom
1 x rear double glazed window, tiled, w/c, wash hand basin, bath and shower.



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.

