



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

This spacious semi detached bungalow with a lovely outlook to the front of the property has come to the market with no forward chain. Comprising of an entrance hallway, spacious lounge and recently fitted wet room with a walk in shower. Two bedrooms with the master bedroom having the benefit of fitted robes. The kitchen is open plan with double doors leading out the enclosed well maintained rear garden. External: Excellent driveway for ample parking, garage with a workshop area. Location: Situated close to Thornaby Town Centre, schools and A19 commutes. Please call Smith & Friends to arrange a viewing on 01642 607555.

Sinnington Road, Stockton-On-Tees, TS17 0BX

2 Bed - Bungalow - Semi Detached

Starting Bid £140,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Sinnington Road, Stockton-On-Tees, TS17 0BX



ENTRANCE HALLWAY

2'10 x 20'5 (0.86m x 6.22m)

uPVC front entrance door, carpet, radiator and wall lights.

LOUNGE

10'3 x 17'4 (3.12m x 5.28m)

Carpet, fire and surround, radiator, coved ceiling and wall lights.

KITCHEN

10'8 x 14'11 (3.25m x 4.55m)

uPVC double glazed door to side, double glazed doors to rear, three double glazed windows to rear, tiled flooring, radiator, sink and drainer, tiling, coved ceiling.



BEDROOM ONE

10'7 x 12'1 (3.23m x 3.68m)

Double glazed window to rear, fitted wardrobes, laminate flooring and radiator.

BEDROOM TWO

7'4 x 13' (2.24m x 3.96m)

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



BATHROOM

5'4 x 7'1 (1.63m x 2.16m)

Shower cubicle, double glazed window to side aspect, vanity wash hand basin, vanity WC, heated towel rail.

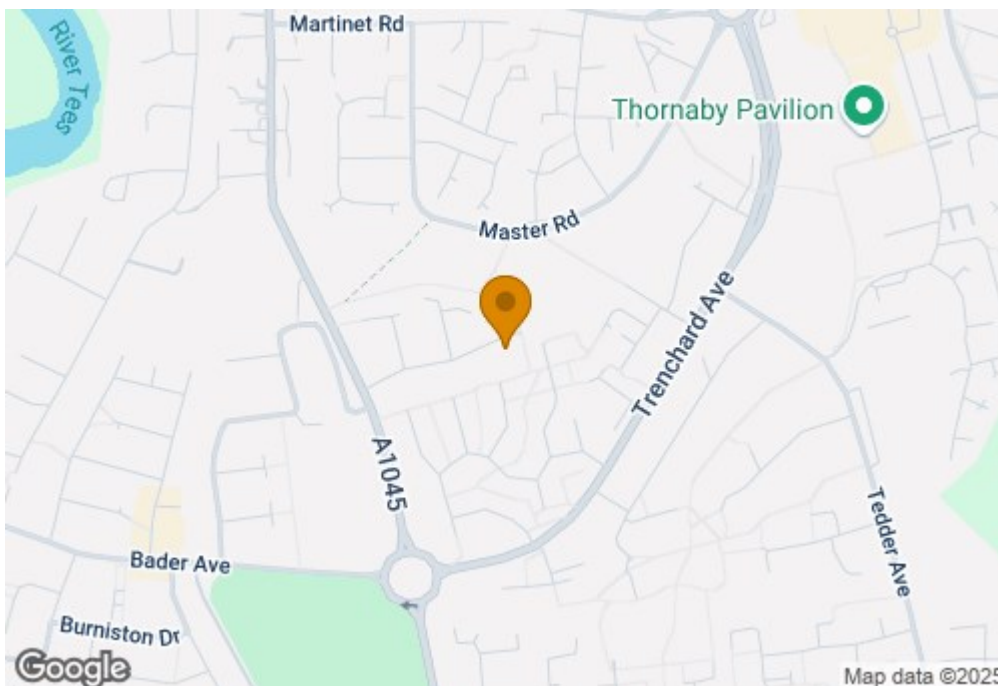


OUTSIDE

The front garden is astro turf in addition to having a driveway providing ample parking.

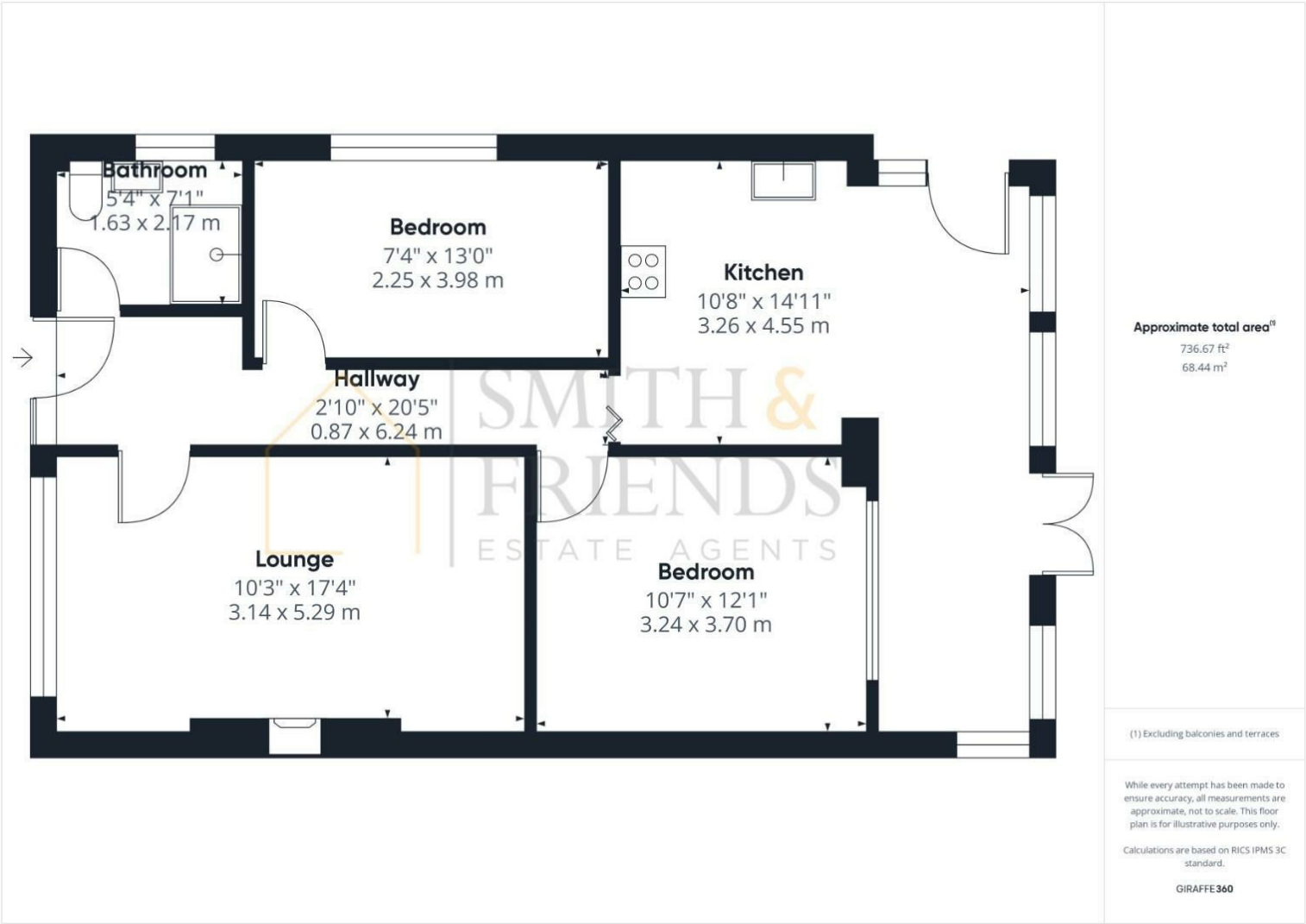


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www.smith-and-friends.co.uk

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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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
67		
England & Wales		EU Directive 2002/91/EC

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