



Smith and Friends are pleased to offer to the market this spacious two bedroom mid terraced house which would be ideal for a first time buyer or investment purchaser. Comprising of an entrance porch, spacious lounge and kitchen/diner on the ground floor. The upper level offers two bedrooms, bathroom and separate w/c. The property has been well maintained and has gardens front/rear.

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/157002464/#?channel=RES_BUY

Thornaby Road, Thornaby, Stockton-On-Tees, TS17 0AB

2 Bed - House

Starting Bid £100,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



Thornaby Road, Stockton-On-Tees, TS17 0AB

PORCH

Double glazed side door, double glazed window to front aspect, two double glazed windows to side aspect.

HALLWAY

Carpet, stairs to upper level.

LOUNGE

Bay window to front aspect. carpet, fire and surround, coved ceiling, radiator.

KITCHEN/DINER

Double glazed window to rear aspect, door to rear aspect, part carpet/part flooring, radiator, part tiling, Ideal boiler.

LANDING

Carpet, loft access.

BEDROOM ONE

Three double glazed windows to front aspect, carpet, storage cupboard, fitted wardrobes, radiator.

BEDROOM TWO

Carpet, radiator, double glazed window to rear aspect.

BATHROOM

Double glazed window to rear aspect, bath, wash hand basin, carpet flooring, part tiling, radiator.

SEPARATE WC

Double glazed window to rear aspect, WC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		73
(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

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.

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