



This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

**** SOLD WITH EXISTING LONG TERM TENANT SINCE 2005 ** INVESTMENT PROPERTY ** PAYING £540PCM ****

THIS PROPERTY IS NON STANDARD CONSTRUCTION. A well presented two bedroom mid terrace property located within this popular area of Stockton. Benefitting from uPVC double glazing and gas central heating, with a floorplan that comprises of: entrance, lounge and breakfast kitchen. To the first floor are two double bedrooms and a refitted bathroom/WC in white. Externally enclosed front and rear gardens.

Cowpen Crescent, Hardwick, Stockton-On-Tees, TS19 8QB
2 Bed - House - Mid Terrace
Starting Bid £59,999
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Cowpen Crescent, Stockton-On-Tees, TS19
8QB



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.

