



This well-located property in the popular area of Thornaby offers a fantastic opportunity for investors. With minimal work required—just new carpets and some decorating—it's ready to become a high-yield rental or a lovely home.

The ground floor features a welcoming entrance hallway, a spacious open-plan lounge and dining area, and a well-maintained fitted kitchen.

Upstairs, the split-level landing leads to three generously sized bedrooms and a large family bathroom.

Don't miss your chance to secure a great property in a sought-after location with excellent rental potential.

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 £495.00 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.

Mansfield Avenue, Stockton-On-Tees, TS17 7EG

3 Bed - House - Semi-Detached

By Auction £39,995

EPC Rating: G

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Mansfield Avenue, Stockton-On-Tees, TS17 7EG



Entrance Hall

24'11 x 5'11 (7.59m x 1.80m)

1 x radiator and 1 x entrance door front elevation

Lounge/Diner

1 x front bay double glazed window, 1 x rear double glazed window, fire/surround, 2 x radiator, open plan with diner.

Kitchen

12'08 x 8'05 (3.86m x 2.57m)

1 x side double glazed window, understairs cupboard, 1 x radiator, wall and base units.

1 x side access door.

Landing

Split level landing and 1 x side double glazed window.

Bedroom

12'00 x 11'00 (3.66m x 3.35m)

1 x rear double glazed window and 1 x radiator.

Bedroom

12'00 x 11'02 (3.66m x 3.40m)

1 x front double glazed window, 1 x radiator and cupboard.

Bedroom

8'06 x 7'07 (2.59m x 2.31m)

1 x front double glazed window, carpet flooring and 1 x radiator.

Bathroom

10'00 x 8'09 (3.05m x 2.67m)

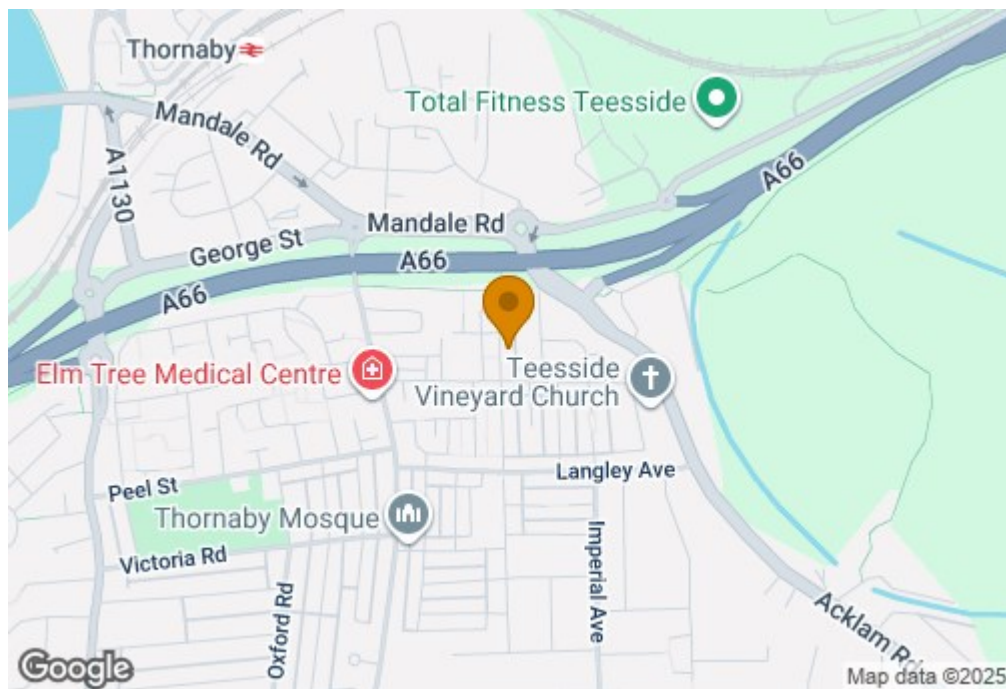
1 x side double glazed window, bath, w/c, wash hand basin and 1 x radiator.

Exxternal

Rear enclosed yard and street parking.



Mansfield Avenue, Stockton-On-Tees, TS17 7EG



www.smith-and-friends.co.uk

Mansfield

Approximate Gross Internal Area
1301 sq ft - 121 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		
(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	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

