



FOR SALE BY AUCTION. STARTING BID PRICE £220,000

SMITH & FRIENDS are delighted to bring to the market this well-presented Two-Bedroom Semi-Detached Bungalow situated on a popular and sort after area of Eaglescliffe. Located very close to local shops, transport links and local amenities.

The internal layout comprises of entrance porch, leading to an open plan Lounge/Diner and kitchen, which is great for hosting family occasions and events. The property offers a lavish four piece bathroom suite to the right of the property, followed by the master bedroom and bedroom two. The property provides front and gardens with access to a single garage and long driveway to the side of the property.

For a viewing contact SMITH & FRIENDS Ltd - Estate agents Ingleby Barwick, Early viewing is highly recommended.

Rowan Road, Eaglescliffe, Stockton-On-Tees, TS16 0LL

2 Bed - Bungalow - Semi Detached

Starting Bid £220,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



Rowan Road, Stockton-On-Tees, TS16 0LL

Entrance Porch

Lounge/Kitchen/Diner

24'4" x 11'7" (7.44m x 3.55m)

Inner Hallway

Bathroom

Bedroom 1

15'9" x 8'7" (4.82m x 2.62m)

Bedroom 2

11'0" x 8'7" (3.36m x 2.63m)

Auctioneer Comments:

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 will pay £445 inc VAT for this pack.

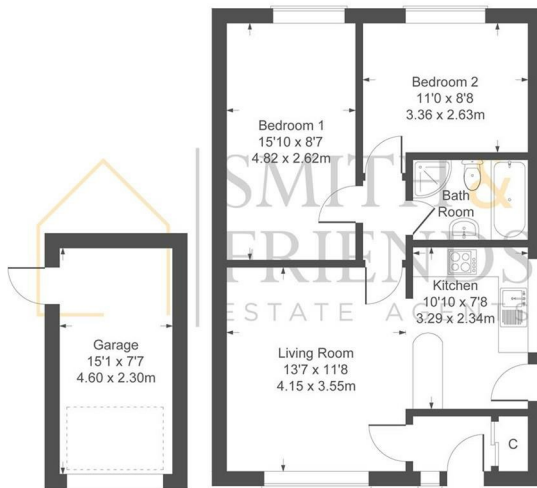
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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 £450. These services are optional.



Rowan Road

Approximate Gross Internal Area
710 sq ft - 66 sq m



GARAGE

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Vary very 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		64	85
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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