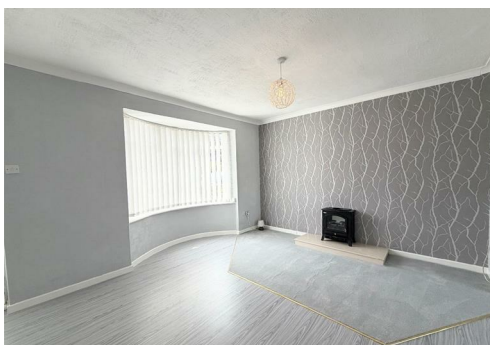




This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 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.

This spacious three-bedroom property offers excellent potential and boasts a fantastically sized rear garden, providing a fantastic opportunity for the new owners to create an impressive outdoor space. Subject to the necessary permissions, the generous garden could potentially be redesigned to incorporate both a private garden and additional off-street parking.

Internally, the property offers well-proportioned accommodation throughout. The ground floor features a bright and spacious open-plan lounge/diner, with doors leading directly out to the rear garden, creating a lovely connection between the indoor and outdoor spaces. There is also a fitted kitchen providing ample space for everyday living.

To the first floor are three bedrooms along with a family bathroom fitted with a shower cubicle.

St. Anns Terrace, Stockton-On-Tees, TS18 2HT

3 Bed - House - Mid Terrace

Auction Guide £60,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

St. Anns Terrace, Stockton-On-Tees, TS18 2HT



ENTRANCE PORCH

Front entrance door, double glazed window to side aspect, carpet flooring.

LOUNGE

18' x 11'10 (5.49m x 3.61m)

Archway to open plan diner.

DINER

8'6 x 6' (2.59m x 1.83m)

Part flooring/part carpet, two radiators, storage cupboard, double glazed bay window to front aspect, stairs, double glazed doors to rear aspect.

KITCHEN

7'9 x 10'4 (2.36m x 3.15m)

Double glazed window to rear aspect, tiled flooring, Ideal boiler, double glazed window to side aspect.

LANDING

9'7 x 2'11 (2.92m x 0.89m)

Carpet flooring, radiator, loft access.

BEDROOM ONE

10'3 x 8'7 (3.12m x 2.62m)

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

10'10 x 6'2 (3.30m x 1.88m)

Double glazed window to rear aspect, carpet.

BEDROOM THREE

7'5 x 5' (2.26m x 1.52m)

Double glazed window to front aspect, carpet.

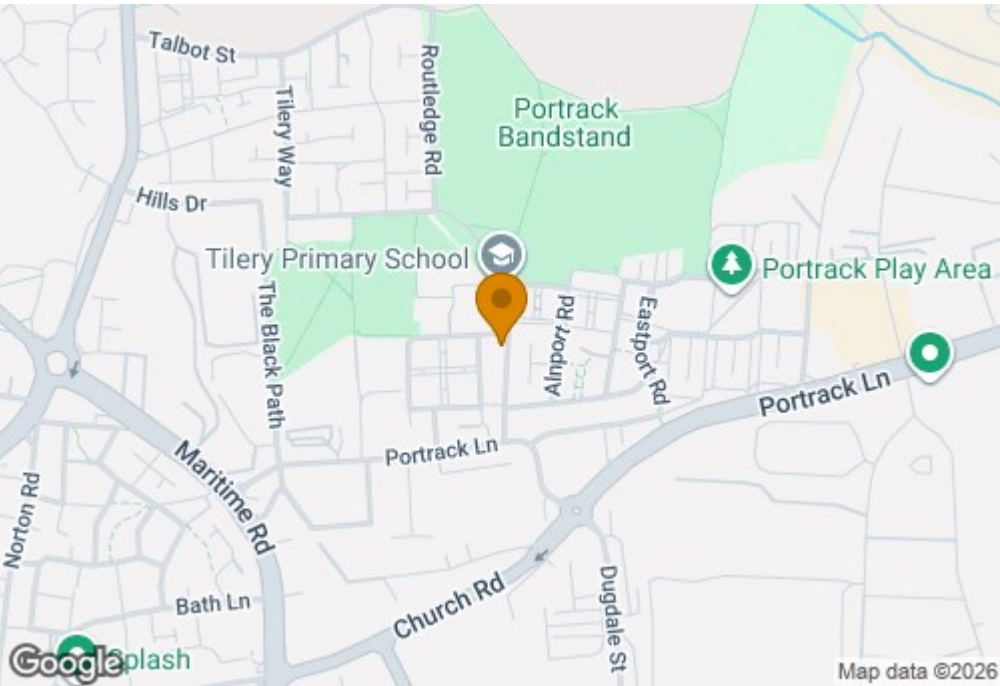
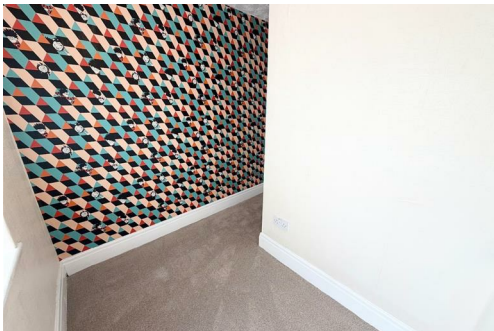
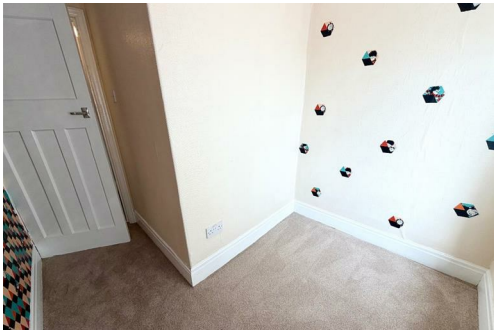
BATHROOM

5'8 x 6'11 (1.73m x 2.11m)

Shower cubicle, vanity wash hand basin, WC, double glazed window to rear aspect, tiled flooring.



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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		
(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

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