



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.

An impressive corner-plot property ideally situated not far from Hartburn Village. Upon entering the property, you are welcomed by a bright entrance hallway which benefits from ample built-in storage. The lounge is positioned to the rear of the home, flowing seamlessly into the conservatory, which enjoys views over the garden and offers an additional versatile reception area. The dining room is conveniently located with easy access to the kitchen, making it perfect for both everyday living and entertaining.

To the first floor, three generously sized bedrooms, family bathroom, and separate WC.

Externally, there is a private driveway providing ample off-street parking, separate side garden, well-maintained front and rear gardens. Located close to a range of highly regarded schools, local shops, and amenities, excellent transport links, making it an ideal purchase for first-time buyers and growing families

Redmire Road, Stockton-On-Tees, TS18 4JR

3 Bedroom - House - Semi-Detached

Starting Bid £99,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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ENTRANCE HALLWAY

Front entrance door, flooring, storage cupboard, radiator, stairs to upper level.

LOUNGE

Radiator, internal double glazed doors leading to conservatory, carpet, coved ceiling.

DINER

Double glazed bay window to front aspect, tiled floor, gas fire, coved ceiling.

KITCHEN

Coved ceiling, radiator, partly tiled, tiled flooring, archway to dining room, double glazed window to rear aspect, double glazed door to rear aspect.

CONSERVATORY

Currently used as a gym, double glazed doors to side aspect, double glazed windows.

SPLIT LEVEL LANDING

Loft access, carpet flooring, storage, double glazed window to side aspect.

BEDROOM ONE

Double glazed window to rear aspect, radiator, carpet.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet.

BEDROOM THREE

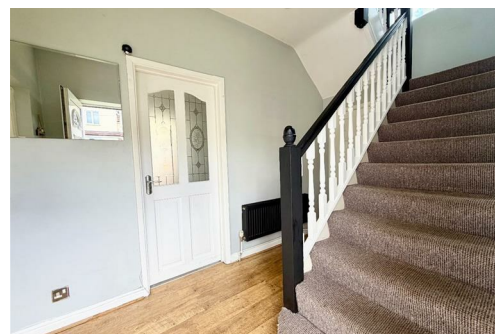
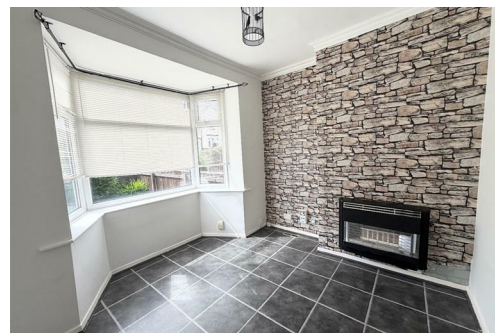
Double glazed window to front aspect, flooring, radiator.

BATHROOM

Fully tiled bathroom, bath, shower, vanity wash hand basin, heated towel rail, double glazed window to rear aspect.

SEPARATE WC

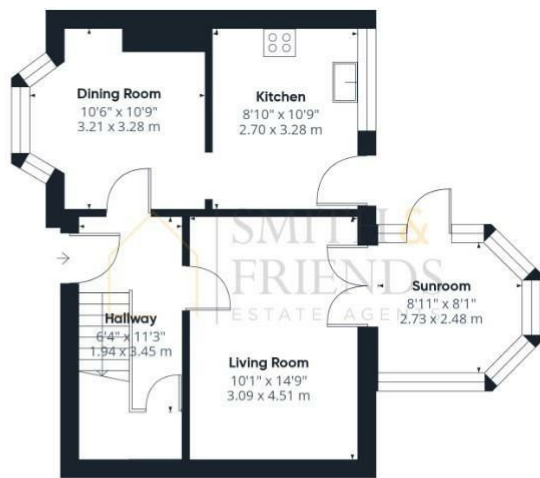
WC, flooring, double glazed window to front aspect.



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Ground Floor



Floor 1

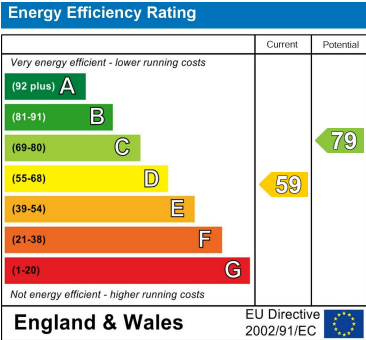
Approximate total area⁽¹⁾
910 ft²
84.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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. We 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.



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