



Thornaby Road, Thornaby Stockton-On-Tees TS17 8PH

welcome to

Thornaby Road, Thornaby Stockton-On-Tees

Charming 2-bedroom semi-detached property with a driveway, garage, and enclosed front and rear gardens. Offering comfortable living space and excellent outdoor areas.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Side entrance, composite door, stairs to first

Dining Room

17' 3" x 14' 3" (5.26m x 4.34m)

Side elevation window, rear elevation window, radiator, cupboard under stairs

Lounge

16' 10" max x 14' 6" max (5.13m max x 4.42m max)

Front elevation window, radiator, gas fireplace

Kitchen

6' 11" x 14' (2.11m x 4.27m)

Rear elevation window, oven, wall and base units, sink/drain, radiator, composite door to side, splash back, room for appliances

Landing

Loft access

Bedroom 1

17' max x 11' 5" max (5.18m max x 3.48m max)

Front elevation window, radiator, storage cupboard

Bedroom 2

12' 7" max x 11' 1" (3.84m max x 3.38m)

Rear elevation window, radiator

Bathroom

Bath with shower unit, shower cubicle, sink, low level WC, rear elevation window, splash back, heated chrome towel rail, spotlights

Front Garden

Lawn, enclosed timber fence, mature plants, driveway

Rear Garden

Enclosed timber fence, brickweave patio, lawn, detached garage





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED
- 2 WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£120,000



Total floor area 90.8 m² (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
STO115916 - 0005

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk