



SOLD AS SEEN

Full refurbishment required, this property is offered to the market with no onward chain and vacant possession, making it an ideal opportunity for investors or buyers looking to create a home to their own specification. Situated in the highly sought-after area of Norton, the location provides convenient access to local amenities, schools, and transport links.

The accommodation comprises three well-proportioned bedrooms, along with a spacious open-plan lounge and dining area, offering excellent potential for modern living and entertaining. The kitchen provides a functional space with scope for redesign, while the upstairs layout includes a family bathroom and a separate WC for added convenience.

Externally, the property benefits from a generous rear garden, ideal for outdoor enjoyment or further landscaping opportunities. Please note that the property is being sold via auction

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.

Wylam Road, Norton, Stockton-On-Tees, TS20 2JW

3 Bed - House - Semi-Detached

Starting Bid £50,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



Wylam Road, Stockton-On-Tees, TS20 2JW

ENTRANCE HALLWAY

LOUNGE

12'1" x 12'4" (3.694m x 3.771m)

DINER

12'6" x 11'10" (3.821m x 3.631)

KITCHEN

11'6" x 8'7" (3.511m x 2.623m)

LANDING

13'10" x 2'11" (4.232m x 0.900m)

BEDROOM ONE

9'7" x 11'11" (2.922m x 3.643m)

BEDROOM TWO

9'9" x 13'0" (2.976m x 3.970m)

BEDROOM THREE

9'2" x 8'2" (2.797m x 2.494m)

BATHROOM

4'7" x 5'11" (1.401m x 1.811m)

SEPARATE WC

2'9" x 4'1" (0.861m x 1.267m)

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.

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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