



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.

Stanstead Way would be an ideal first time buyer or an great investment purchase with a little TLC required. The property is a two bedroom semi detached house located in the popular area of Thornaby and is close to Thornaby Town Centre, schools and bus routes. Comprising of an entrance hallway, an extended lounge overlooking the rear garden and a fitted kitchen on the ground floor. The upper level has two double bedrooms which could be easily converted back into three bedrooms and a bathroom with a walk in shower. Call Smith & Friends to arrange a viewing on 01642 607555.

**Stanstead Way, Thornaby, Stockton-On-Tees, TS17 9EA**

**2 Bed - House - Semi-Detached**

**£110,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**





Stanstead Way, Stockton-On-Tees, TS17 9EA

ENTRANCE HALLWAY  
10'3 x 6'2 (3.12m x 1.88m)  
uPVC side door, radiator and carpet.

LOUNGE  
15'11 x 17'5 (4.85m x 5.31m)  
Extended lounge with double glazed window to rear aspect, double glazed door to rear aspect, coved ceiling, radiator, carpet, fire and surround.

KITCHEN  
9'5 x 15'10 (2.87m x 4.83m)  
Two double glazed windows to front aspect, storage cupboard, gas hob and gas oven.

LANDING  
9'8 x 11'1 including stairs (2.95m x 3.38m including stairs)  
Loft access, carpet and two storage cupboards.

BEDROOM  
15'11 x 11'9 (4.85m x 3.58m)  
Two double glazed windows to rear aspect, storage cupboard and carpet flooring.

BEDROOM  
9'7 x 10'6 (2.92m x 3.20m)  
Double glazed window to front aspect, carpet flooring, storage cupboard and radiator.

BATHROOM  
Double glazed window to front aspect. tiled flooring, walk-in shower, wash hand basin, WC and heated towel rail.



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		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC