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.

This property has come to the market with Smith & Friends Estate agents as a great investment purchase with a long term sitting tenant already in place. The property comprises of two reception rooms with French doors leading out to the rear yard, kitchen and bathroom on the ground floor. The upper level offer two double bedrooms. Wrightson Street is located walking distance to Norton High Street. External: Street parking. Please call to arrange a viewing 01642 607555.

Wrightson Street, Norton, Stockton on Tees, TS20 1AU
2 Bed - House - Terraced
Starting Bid £55,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Wrightson Street, Stockton on Tees, TS20 1AU

ENTRANCE

LOUNGE
13'0"x 10'8" (3.96x 3.25)

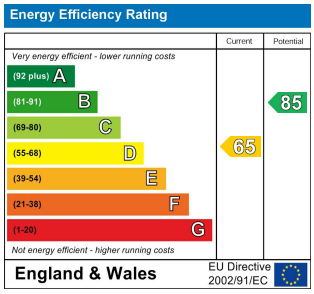
DINING ROOM
14'0"x 10'10" (4.27x 3.30)

KITCHEN
9'8" x 6'4" (2.95 x 1.93)

BEDROOM
14'2" x 10'10" (4.32 x 3.30)

BEDROOM
14'2" x 10'10" (4.32 x 3.30)

BATHROOM



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.

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