



**Austin Avenue, Hartburn, Stockton-On-Tees,
TS18 3QN
4 Bed - House - Semi-Detached
Starting Bid £140,000**

**Council Tax Band: D
EPC Rating:
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Austin Avenue, Hartburn, TS18 3QN

Huge potential this property has come to the market with no forward chain and being sold via auction. The property is an excellent family home offering four bedrooms, bathroom, kitchen and lounge/diner. Austin Avenue is located within walking distance to Ropner Park making it perfect for families. External: Garage, parking and low maintenance rear garden.

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 £349 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 PLEASE NOTE THIS PROPERTY IS SOLD AS SEEN.

Entrance Hallway

Lounge

Diner

Kitchen

Store Cupboard

Landing

Bedroom

Bathroom

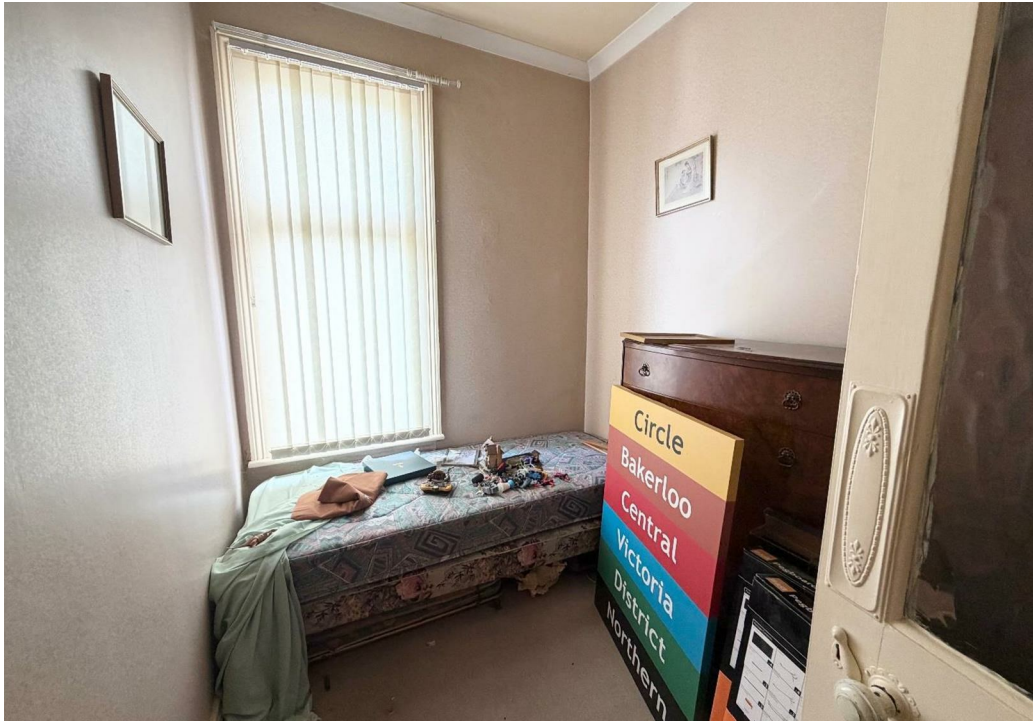
Bedroom

Bedroom

Bedroom







Austin Avenue

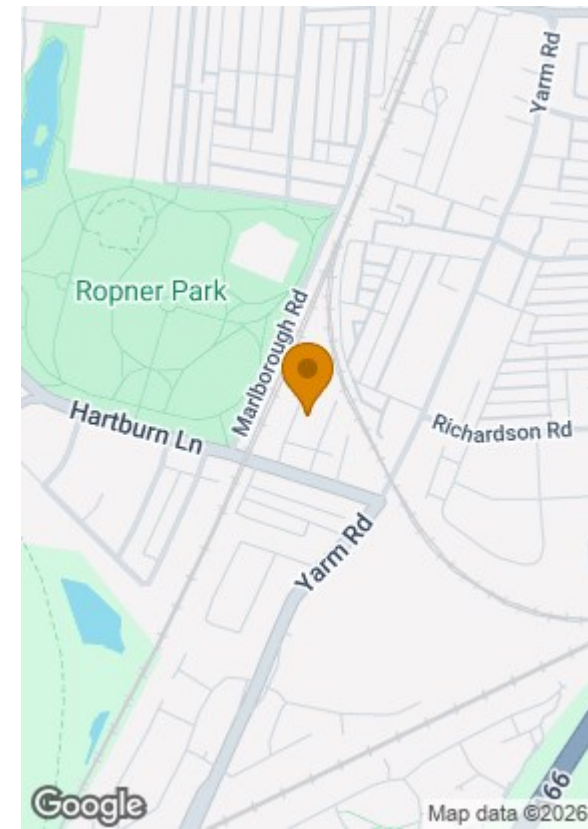
Approximate Gross Internal Area
1335 sq ft - 124 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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	

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

Tel: 01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS