



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 .

A spacious and well-maintained two-bedroom first floor flat offering comfortable and versatile accommodation throughout. The property is accessed via a communal entrance and opens into a welcoming hallway, providing access to all main rooms. The lounge is bright and generously proportioned, with ample space for both seating and dining, making it ideal for relaxing or entertaining. The fitted kitchen offers a good range of wall and base units, along with practical worktop space for everyday cooking needs. There are two well-sized bedrooms, with the principal bedroom benefiting from a separate dressing room, providing useful additional storage. The second bedroom is equally versatile and could serve as a guest room. The accommodation is completed by a bathroom/WC fitted with a three-piece suite. Allocated Parking.

**Greatham Avenue, Whitewater Glade, Stockton-On-Tees, TS18 2QB**

**2 Bed - Flat**

**Guide Price £59,999**

**EPC Rating: B**

**Council Tax Band: A**

**Tenure: Leasehold**



# Greatham Avenue, Stockton-On-Tees, TS18 2QB



## ENTRANCE PORCH

Entrance door, radiator, flooring, storage.

## LOUNGE

Open plan with kitchen, double glazed window and double glazed doors, carpet, radiator.

## KITCHEN

Open plan with lounge, flooring.

## BEDROOM ONE

Double glazed doors with walk-in dressing room, carpet, radiator.

## BEDROOM TWO

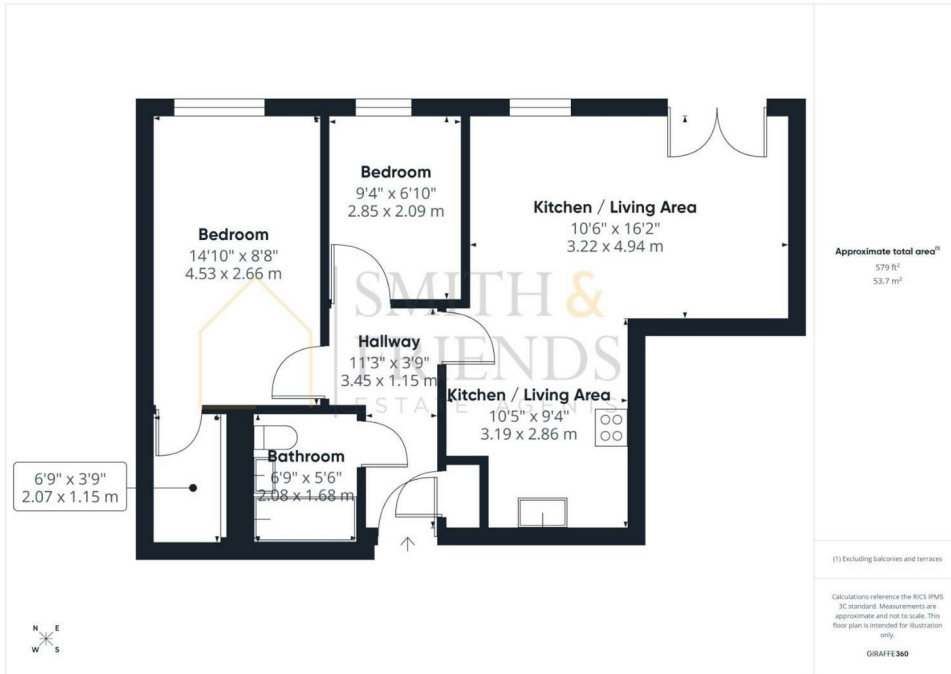
Double glazed window, carpet, radiator.

## BATHROOM

Bath, wash hand basin, WC, flooring, radiator.

## OUTSIDE

Allocated parking space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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, 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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