



## Bishopton Road, Stockton-On-Tees, TS18 4PL

FOR SALE BY MODERN METHOD OF AUCTION! This beautifully presented semi-detached family home offers spacious and versatile living across two floors, perfectly combining period charm with modern convenience. The property is available with no onward chain, making it an ideal opportunity for those looking to move quickly into a ready to enjoy home.

On the ground floor, the property features a porch and hall, welcoming dining room with a bay window to the front, complemented by fitted shelving and units in the alcoves. The lounge features a striking media wall with lighting and opens into a garden room. The garden room itself benefits from a solid roof with spotlights and French doors leading directly into the rear garden. A newly fitted kitchen is a standout feature with a side door which provides direct access to the garden, enhancing natural light and practicality. Adjacent to the kitchen is a breakfast room and a utility room with fitted units, plumbing for a washing machine, space for a dryer, and a stainless steel sink unit. Completing the ground floor is a convenient WC.

Upstairs, the property offers a master bedroom with a luxurious freestanding bath and television included in the sale, two further double bedrooms, and a fourth room currently used as a dressing room, featuring a stained glass window. There is also a shower room with a sliding barn door, walk-in shower, and heated towel rail, plus a separate WC for added convenience. The custom made blinds and curtains are included in the sale.

Externally, the property benefits from a gated driveway with parking and an electric vehicle charging point. The south facing rear garden is a perfect space with a good level of privacy, ideal for relaxing with the family. The home is situated in a popular residential area, offers easy access to local schooling, Stockton Sixth Form College, and a Sainsbury's supermarket, making it ideally positioned for families and everyday convenience.

Auction Guide £255,000



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## HALL

## DINING ROOM

14'8" x 12'11" (4.47m x 3.94m )

## BREAKFAST ROOM

10'1" x 10'1" (3.07m x 3.07m)

## LOUNGE

13'4" x 11'8" (4.06m x 3.56m)

## GARDEN ROOM

10'2" x 8'8" (3.10m x 2.64m)

## KITCHEN

11'10" x 9' (3.61m x 2.74m)

## UTILITY ROOM

10' x 7'3" (3.05m x 2.21m)

## DOWNSTAIRS WC

4'8" x 3'2" (1.42m x 0.97m)

## LANDING

## BEDROOM ONE

13'4" x 13' (4.06m x 3.96m)

## BEDROOM TWO

14'10" x 11'8" (4.52m x 3.56m)

## BEDROOM THREE

11'8" x 9'1" (3.56m x 2.77m)

## BEDROOM FOUR

8'3" x 7'5" (2.51m x 2.26m)

## SHOWER ROOM

5'7" x 5'6" (1.70m x 1.68m)

## WC

4'1" x 3'5" (1.24m x 1.04m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

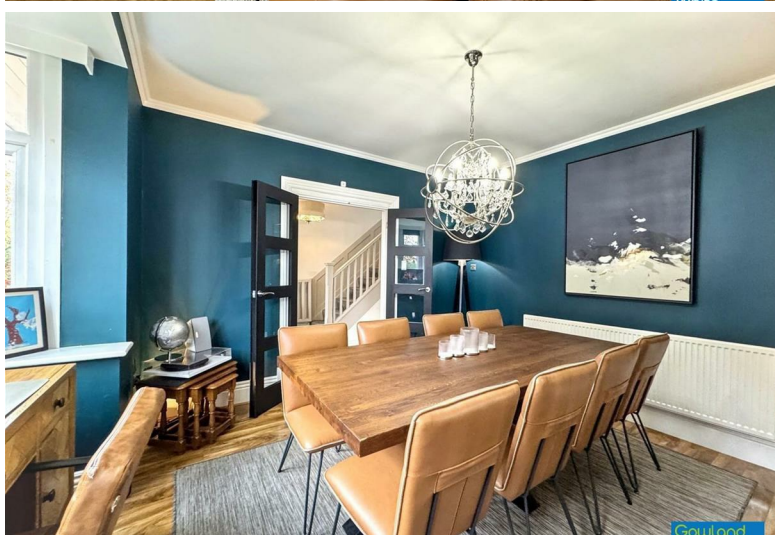
## AUCTIONEER COMMENTS

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 £300.00 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

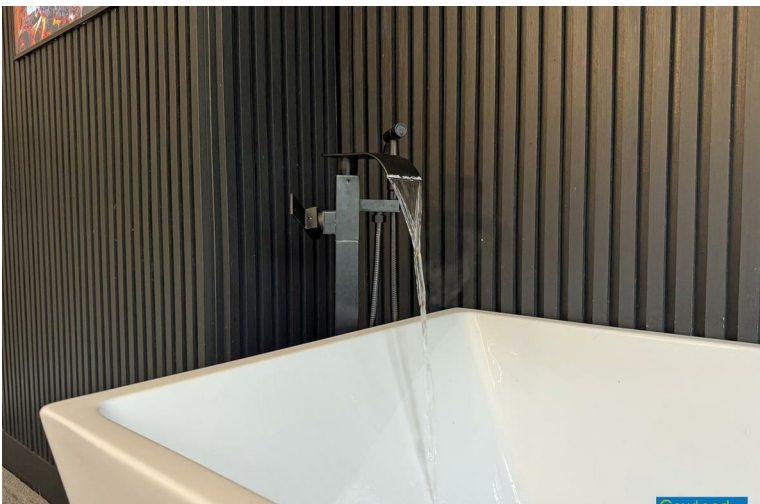
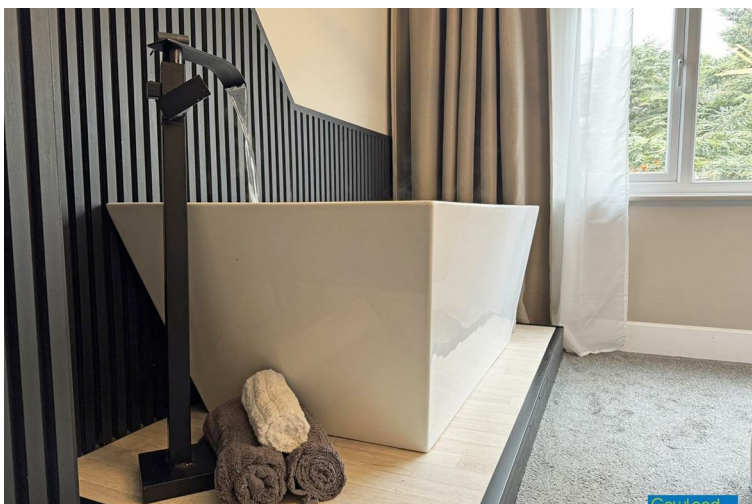


Tel: 01642 615657

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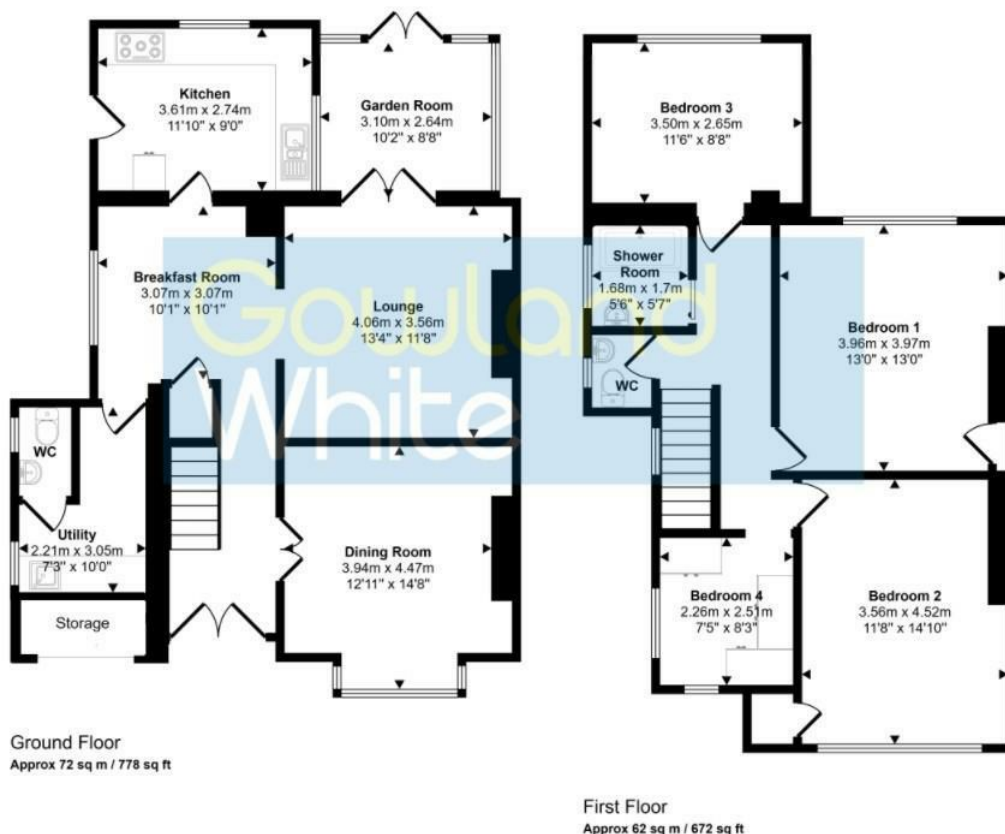
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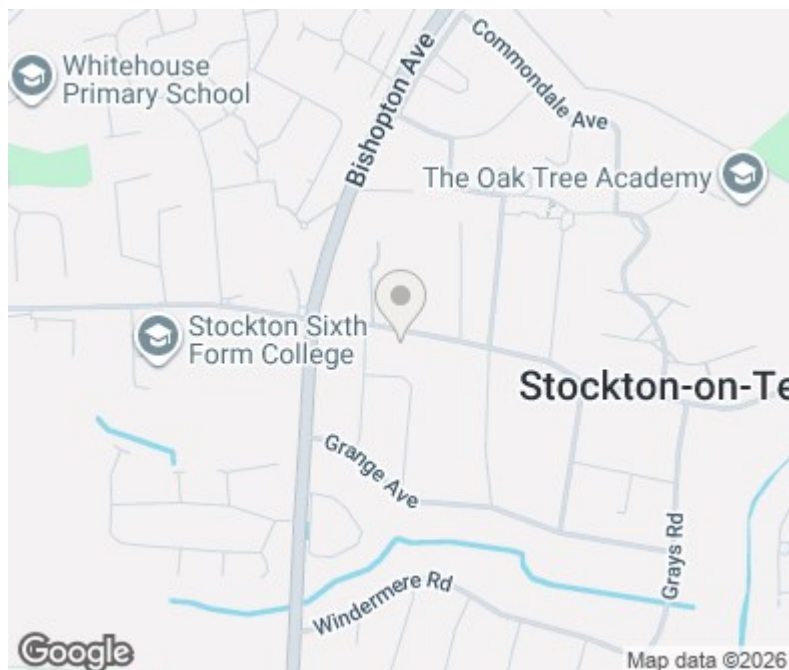


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Approx Gross Internal Area  
135 sq m / 1449 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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