







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 £349.00 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 beautifully presented, fully refurbished home has been renovated to a high standard throughout, offering an exceptional opportunity for families and buyers seeking a true turnkey property. Ideally located close to highly regarded schools, local shops, Yarm High Street and everyday amenities, it combines modern living with a convenient residential setting.

Occupying a generous corner plot at the top of Leicester Way, the property is offered with no forward chain and vacant possession. Recent improvements include a brand new boiler and new windows throughout.

The accommodation comprises a welcoming entrance hallway with cloakroom, a spacious lounge, and a stunning modern kitchen/diner with ample storage and space for family dining. Upstairs are three well-proportioned bedrooms and a stylish family bathroom fitted with both a bath and separate shower.

Leicester Way, Stockton-On-Tees, TS16 0LP
3 Bed - House - Detached
O.I.R.O £210,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold

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Leicester Way, Stockton-On-Tees, TS16 0LP

ENTRANCE HALLWAY
4'10 x 5'11 (1.47m x 1.80m)
Front entrance door, tiled flooring, full length wall radiator.

CLOAKROOM/WC
4'2 x 5'3 (1.27m x 1.60m)
Double glazed window to side aspect, radiator, tiled flooring, vanity wash hand basin, WC.

LOUNGE
15'9 x 12'10 (4.80m x 3.91m)
Double glazed window to front aspect, full length wall radiator, radiator, flooring, stairs to upper level.

KITCHEN
15'8 x 8'4 (4.78m x 2.54m)
Double glazed window to rear and side aspects, side door to garden, tiled flooring, electric hob, full length wall radiator.

LANDING
4'3 x 8'4 (1.30m x 2.54m)
Double glazed window to rear aspect, carpet.

BEDROOM ONE
9'1 x 10' (2.77m x 3.05m)
Double glazed window to front aspect, radiator, carpet, storage cupboard, loft access.

BEDROOM TWO
9'7 x 8'4 (2.92m x 2.54m)
Double glazed window to front aspect, radiator, carpet.

BEDROOM THREE
6'5 x 7' (1.96m x 2.13m)
Double glazed window to rear aspect, radiator, carpet.

BATHROOM
5'11 x 5'5 (1.80m x 1.65m)
Bath, shower, vanity wash hand basin, WC, radiator, tiled flooring, double glazed window to rear aspect.

OUTSIDE
Gardens to front and rear, driveway and detached garage.











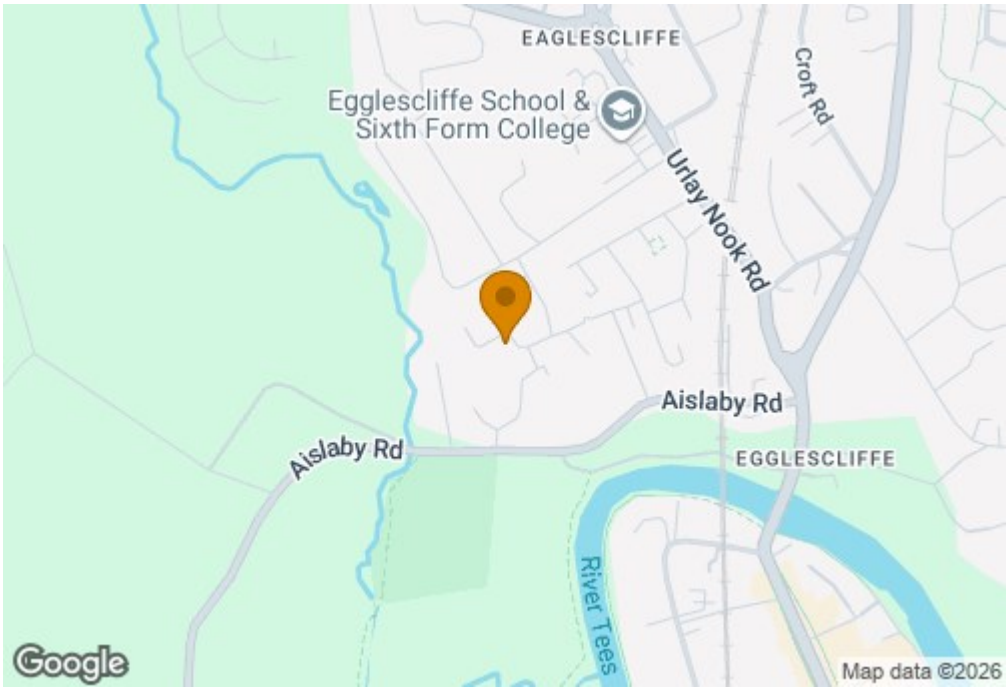
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Ground Floor





Floor 1

Approximate total area(1)

706 ft²
65.7 m²

Reduced headroom

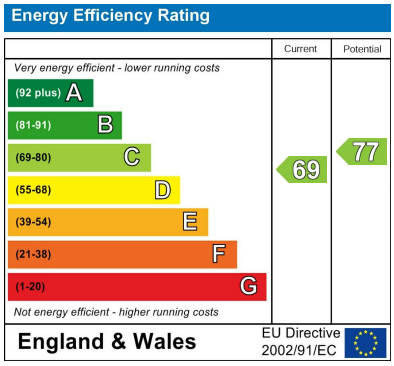
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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