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.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Situated in a highly sought-after location, this property presents an excellent opportunity for buyers looking to create a wonderful family home. While the property would benefit from a programme of refurbishment and modernisation, it offers substantial potential to add value and tailor the accommodation to individual requirements.

The location is a particular highlight, being conveniently positioned close to a range of local amenities including shops, well-regarded schools, and excellent public transport links, making it ideal for families and commuters alike.

Upsall Grove, Fairfield, Stockton-On-Tees, TS19 7QP
3 Bed - House - Semi-Detached
Starting Bid £130,000
EPC Rating:
Council Tax Band: C
Tenure: Freehold

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Upsall Grove, Stockton-On-Tees, TS19 7QP

Entrance Hallway
Front entrance door, radiator, carpet, coved ceiling, storage.

Lounge
Open plan with diner, double glazed window to front aspect, carpet, coved ceiling, fire and surround, radiator.

Diner
Double glazed window to rear aspect, carpet, radiator, coved ceiling.

Kitchen
Double glazed window to rear aspect, side access door, coved ceiling.

Landing
Carpet, double glazed window to side aspect, coved ceiling, loft access.

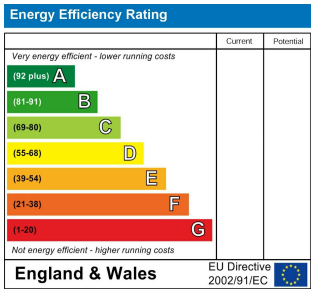
Bedroom
Double glazed window to front aspect, carpet, coved ceiling, radiator, fitted wardrobes.

Bedroom
Double glazed window to rear aspect, carpet, coved ceiling, fitted wardrobes, radiator.

Bedroom
Carpet, radiator, double glazed window to front aspect, coved ceiling.

Bathroom
Double glazed window to side aspect, bath, shower, wash hand basin, tiling, storage cupboard, radiator.

Separate W/C
Double glazed window to side aspect, carpet, WC.



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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