



Public Notice

Address: 18 Willowsage Court, Stockton, TS18 3UQ

We are acting in the sale of the above property and have received an offer of £68,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C69

Smith & Friends Estate Agents are delighted to market this chain free ground floor apartment which would be a ideal opportunity for a rental investor to purchase this smart and well presented two bed property.

The property offers spacious accommodation and benefits from electric heating, uPVC double glazing and is within close proximity to the A66. Comprising of entrance hallway, lounge into kitchen, two bedrooms, en suite to master bedroom and bathroom/WC. In addition the property has an allocated parking space.

The tenure is Leasehold

For a viewing contact Smith & Friends Estate Agents

Willowsage Court, Stockton-On-Tees, TS18 3UQ

2 Bed - Apartment
Chain Free £60,000
EPC Rating: C
Council Tax Band: B
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Willowsage Court, Stockton-On-Tees, TS18 3UQ

Lounge
11'3 x 10'5 (3.43m x 3.18m)

Kitchen
11'2 x 9'1 (34.19m x 2.77m)

Bedroom
12'0 x 9'6 (3.66m x 2.90m)

Bedroom
11'2 x 9'2 (3.40m x 2.79m)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS