



ROBINSONS TEES VALLEY are delighted to market this chain free, spacious three bedroom semi detached family home situated in a popular area of Stockton. The property comprises of entrance hallway, cloak/WC, lounge, dining room, conservatory, kitchen, landing, three bedrooms and bathroom/WC. With a South East facing garden, double driveway, large front garden, and garage (which is storage only). We feel this would make the perfect family home.

For viewings contact ROBINSONS TEES VALLEY Estate agents Stockton.

In Association with SMITH & FRIENDS LTD

Coxwold Road, Stockton-On-Tees, TS18 4HX

3 Bedroom - House - Semi-Detached

Starting Bid £145,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Coxwold Road, Stockton-On-Tees, TS18 4HX

Cloakroom

6'0 x 3'9 (1.83m x 1.14m)

Lounge

11'3 x 13'6 (3.43m x 4.11m)

Sitting Room

11'6 x 12'9 (3.51m x 3.89m)

Conservatory

11'6 x 10'10 (3.51m x 3.30m)

Kitchen

14'5 x 8'10 (4.39m x 2.69m)

Bedroom One

13'7 x 11'4 (4.14m x 3.45m)

Bedroom Two

10'11 x 10'0 (3.33m x 3.05m)

Bedroom Three

6'7 x 6'11 (2.01m x 2.11m)

Bathroom

8'4 x 6'10 (2.54m x 2.08m)

AUCTIONEERS COMMENTS

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc 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 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.



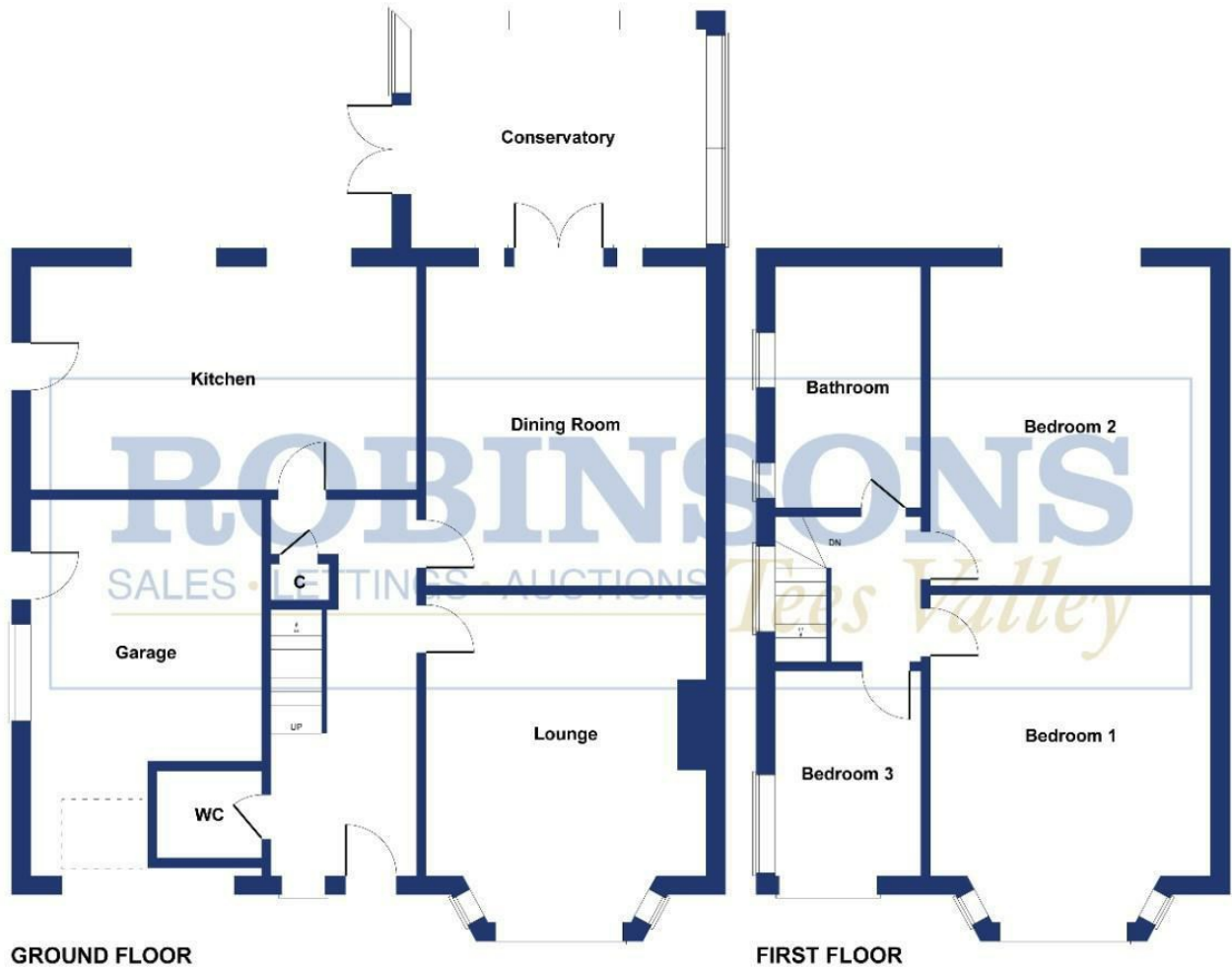
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit . . robinsonsteesvalley.co.uk

Coxwold Road



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. 2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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