



Spacious three bedroom mid terrace house offering family sized accommodation with the benefit of gas central heating and UPVC double glazing. In our opinion the property would provide an excellent buy to let opportunity. Mansfield Avenue is located off Cobden Street within walking distance of local shops on Westbury Street, schools for all age groups, Thornaby railway station and regular bus services to both Thornaby and Stockton Town Centres. The accommodation briefly comprises: Entrance Hall, Lounge with bay window, fitted Kitchen/ Dining Room, Rear Hall, Landing, three Bedrooms and Bathroom /WC with a white suite. Externally there is an enclosed yard to the rear.

For a viewing contact Robinsons Tees Valley Estate agents Stockton.

In association with Smith and Friends Ltd

Mansfield Avenue, Stockton-On-Tees, TS17 7EG

3 Bedroom - House - Terraced

Starting Bid £45,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

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Mansfield Avenue, Stockton-On-Tees, TS17 7EG

ENTRANCE HALL

LOUNGE

15'6 into bay window x 12'2 into alcoves (4.72m into bay window x 3.71m into alcoves)

KITCHEN/DINING ROOM

11'6 x 12'2 into alcoves (3.51m x 3.71m into alcoves)

REAR HALL

FIRST FLOOR

BEDROOM 1

13'4 x 10'6 increasing to 12'2 (4.06m x 3.20m increasing to 3.71m)

BEDROOM 2

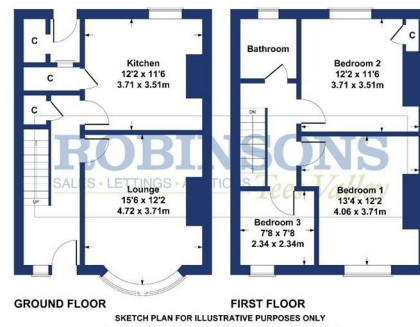
11'6 x 11'0 increasing to 12'2 (3.51m x 3.35m increasing to 3.71m)

BEDROOM 3

7'8 x 7'8 (2.34m x 2.34m)

BATHROOM/WC

6'2 x 5'10 (1.88m x 1.78m)



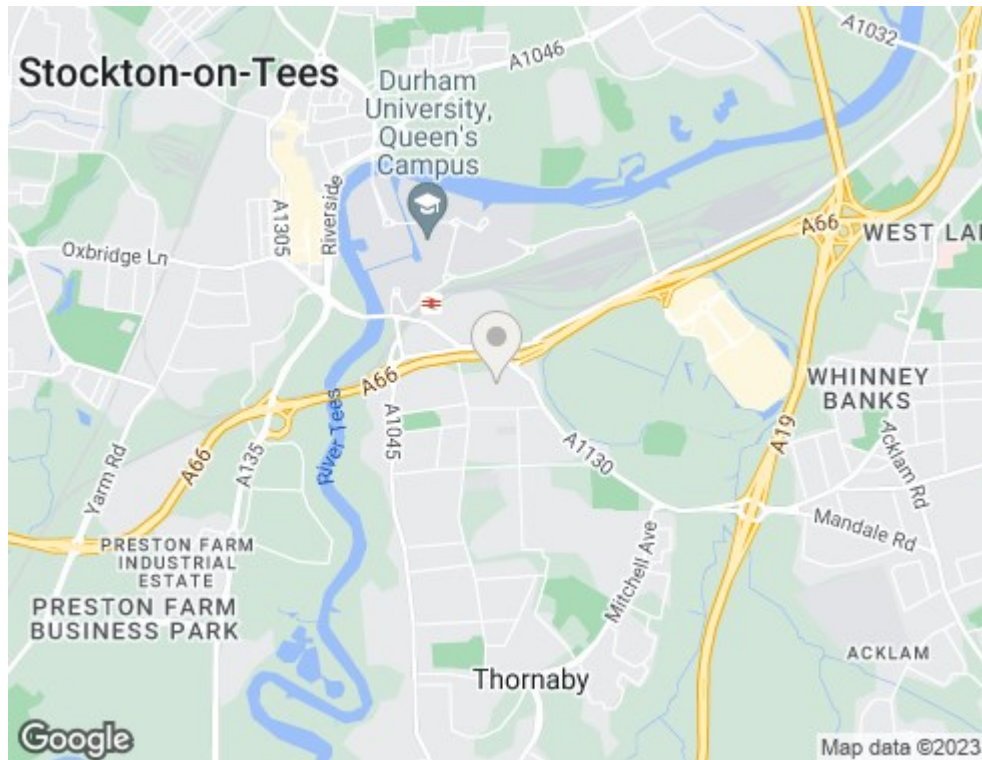
Auctioneers comments

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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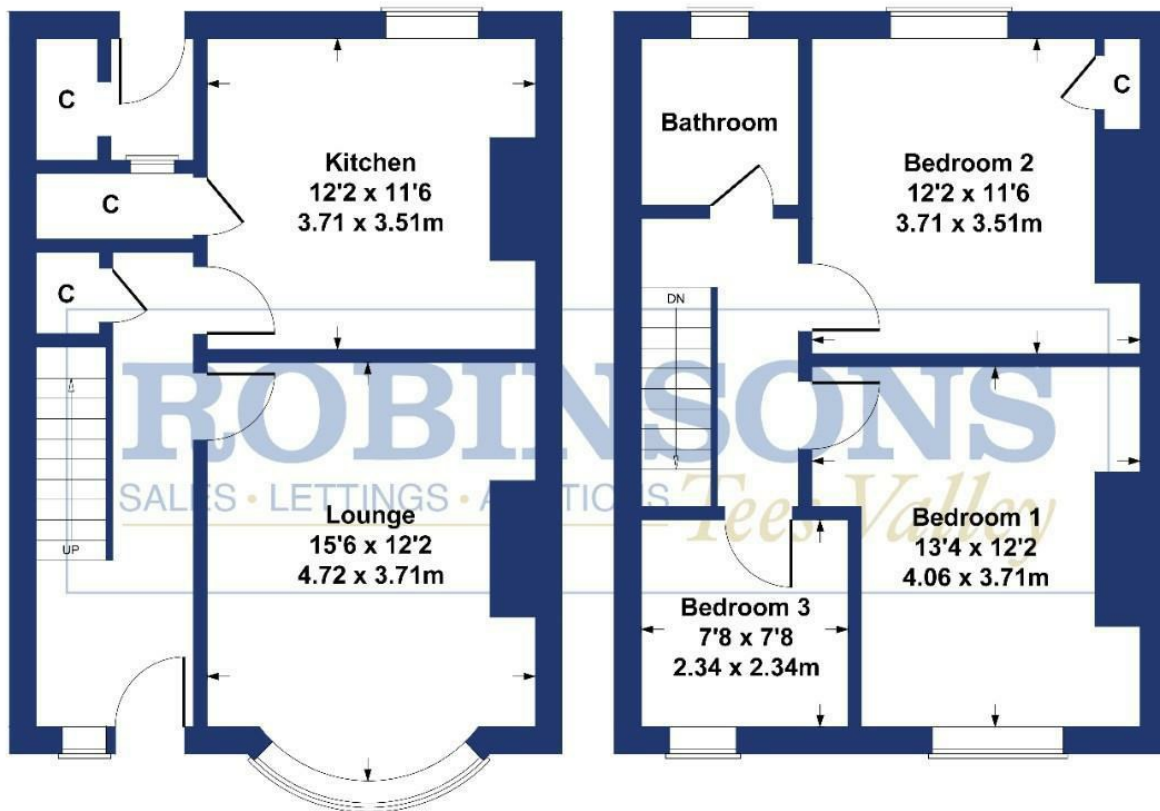


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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

Mansfield Avenue

Approximate Gross Internal Area
955 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	82
England & Wales		
EU Directive 2002/91/EC		

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

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