



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 £495.00 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 spacious two bedroom bungalow comes to the market with no forward chain and vacant possession. The property comprises of an entrance hallway, fitted kitchen, good size lounge, bathroom and two double bedrooms. Externally the bungalow offers a side driveway offering ample parking, detached garage and rear size garden mainly laid to lawn. Location: Cunningham Drive is located close to shops, local amenities and bus routes. Ingleby Barwick, Thornaby town centre and A19 commutes are not that far away.

Cunningham Drive, Thornaby, Stockton-On-Tees, TS17 9HE
2 Bed - Bungalow - Semi Detached
Starting Bid £80,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold



Cunningham Drive, Stockton-On-Tees, TS17 9HE

Entrance Hallway

Carpet flooring, 1 x radiator, 1 x front door and double glazed panel window .

Lounge

Carpet flooring, 1 x radiator , fire and 1 x front double glazed window.

Lobby

Carpet flooring, loft access and storage cupboard.

Bathroom

1 x side double glazed window, bath, shower, 1 x radiator, wash hand basin and w/c

Kitchen

1x side double glazed window and door. Wall and base units. Partially tiled.

Bedroom

1 x rear double glazed window, carpet flooring, two built in robes and 1 x radiator.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Externally

Detached garage, side driveway for ample parking, front and rear gardens mainly laid to lawns.



Cunningham Drive



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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
Vary 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			
England & Wales		70	88
		EU Directive 2002/91/EC	

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

