



This three-bedroom semi-detached house is offered to the market with no forward chain and vacant possession. The accommodation briefly comprises an entrance hallway, a spacious lounge, and an open-plan kitchen/diner with French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The master bedroom enjoys the added advantage of an en-suite shower room, complemented by a family bathroom.

Externally, the property offers gardens to both the front and rear, along with a garage and driveway providing ample off-street parking.

Ideally located close to Thornaby Town Centre, as well as local schools and shops, this property would be well suited to first-time buyers and investors alike. Some refurbishment is required, offering excellent potential to add value.

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.

**Sir Douglas Park, Stockton-On-Tees, TS17 0JZ**

**3 Bed - House - Semi-Detached**

**Guide Price £130,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



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**ENTRANCE HALLWAY**

Double glazed front door, flooring.



**LOUNGE**

Carpet, two radiators, double glazed window to front aspect.

**DINER**

Flooring, radiator, double glazed French doors to rear aspect, stairs to upper level.

**KITCHEN**

Open plan with diner, partly tiled kitchen, flooring, double glazed window to rear aspect, door to side aspect.



**LANDING**

Carpet, radiator, fitted wardrobes, double glazed window to front aspect.

**EN SUITE**

Shower cubicle, wash hand basin, carpet, partly tiled walls, extractor fan, double glazed window to side aspect.



**BEDROOM TWO**

Carpet, double glazed window to rear aspect, radiator, fitted wardrobe.

**BEDROOM THREE**

Carpet, radiator, double glazed window to front aspect.

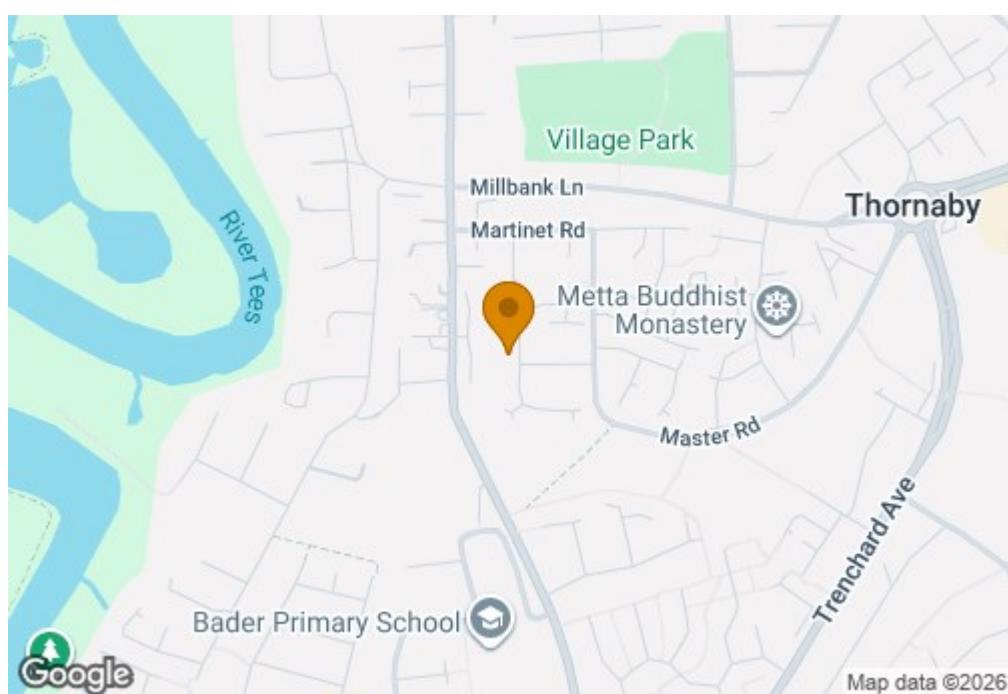


**BATHROOM**

Bath, wash hand basin, carpet, extractor fan, radiator, double glazed window to rear aspect.



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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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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