



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 £300.00 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.
https://www.rightmove.co.uk/properties/157002464#/?channel=RES_BUY

Available to purchase via Auction this property would be an excellent investment opportunity. Offering a spacious lounge and open plan kitchen/diner on the ground floor. The upper level comprises of three bedrooms and a family bath. The property is close to local amenities, Portrack Lane shopping park and bus routes.

Sandport Walk, Portrack, Stockton-On-Tees, TS18 2JW
3 Bed - House - Mid Terrace
Starting Bid £49,999
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



Sandport Walk, Stockton-On-Tees, TS18 2JW

ENTRANCE HALLWAY

uPVC double glazed front door, laminate flooring, radiator, under stairs cupboard and stairs to upper level.

LOUNGE

11'9 x 13'4 (3.58m x 4.06m)

Double glazed bay window to front aspect, spot lights, laminate flooring, radiator and fire with surround.

DINER

Open plan with kitchen, radiator, laminate flooring and double glazed double doors to rear aspect.

KITCHEN

9'11 x 17'3 (3.02m x 5.26m)

Double glazed doors to rear aspect, double glazed window to rear aspect, radiator, tiled flooring and gas hob.

LANDING

6'1 x 8'1 (1.85m x 2.46m)

Carpet, cupboard and loft access.

BEDROOM ONE

12' x 12'2 (3.66m x 3.71m)

Double glazed window to front aspect, laminate flooring, radiator and double storage cupboard.

BEDROOM TWO

12'3 x 9'8 (3.73m x 2.95m)

Double glazed window to rear aspect, double storage cupboard, laminate flooring and radiator.

BEDROOM THREE

8'2 x 7'11 (2.49m x 2.41m)

Double glazed window to front aspect, radiator, laminate flooring and low level bulk head.

BATHROOM

5'5 x 8'2 (1.65m x 2.49m)

Double glazed window to rear aspect, tiled flooring, bath, shower cubicle, wash hand basin, WC and heated towel rail.

EXTERNALLY

Yard to rear with out house.



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 | | | |
| (69-80) C | | 73 | 87 |
| (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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