



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 property represents an excellent investment opportunity, offering the potential to achieve a strong rental yield in a highly desirable location. Although the home would benefit from a programme of refurbishment and modernisation, it boasts generous proportions throughout and is situated in an area that is particularly popular with tenants due to its close proximity to local shops, amenities, and transport links.

The mid-terrace house is well laid out and offers versatile living accommodation. On the ground floor, the property comprises an entrance hallway leading into a spacious open-plan lounge and dining area, providing an ideal space for both everyday living and entertaining. The galley-style kitchen is positioned to the rear, with further potential to enhance and personalise. In addition, there is the valuable benefit of an extra reception room or study located at the rear of the ground floor.

## Vicarage Avenue, Stockton On Tees, TS19 0AF

**2 Bed - House - Terraced**

**Guide Price £72,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Vicarage Avenue, Stockton On Tees, TS19 0AF



Entrance hallway



Lounge



Diner



Kitchen

Sub Room

Landing

Bathroom

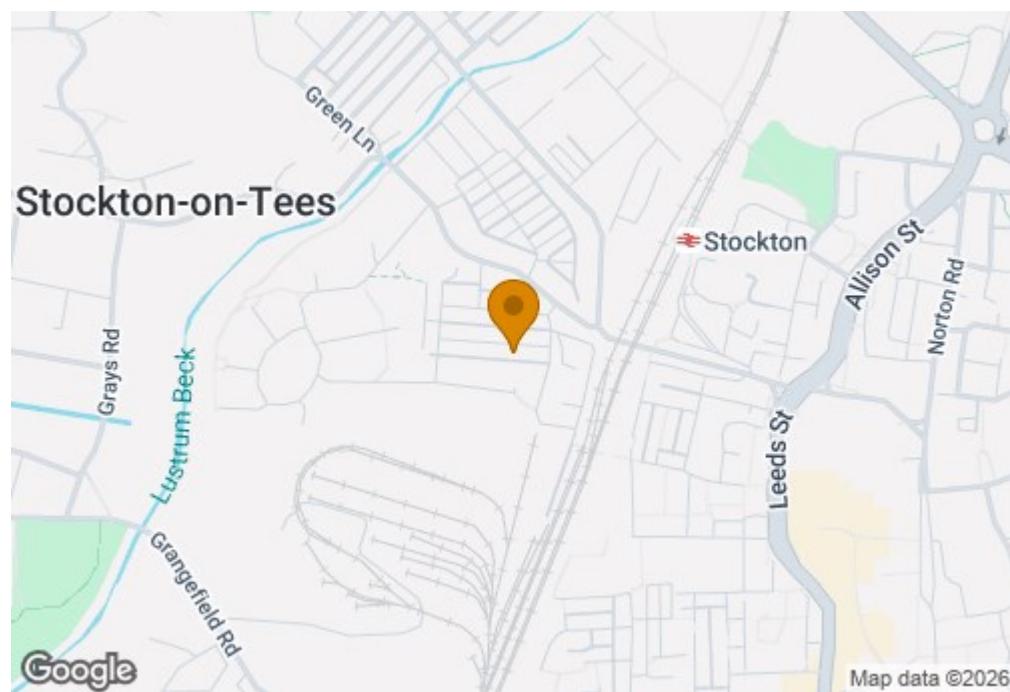
Bedroom

Bedroom

External



Vicarage Avenue, Stockton On Tees, TS19 0AF



# Vicarage Avenue, Stockton On Tees, TS19 0AF

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		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	60	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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](http://www.smith-and-friends.co.uk)

