



Smith & Friends Estate Agents are delighted to market Clifton Cottage a charming two bedroom mid terrace cottage with lots of charm and character located on the picturesque village green in the sought after village of Bishopton.

In need of full modernisation but offering excellent potential for extension and improvement to create a delightful village home suitable for a wide range of prospective buyers. The property retains some character and period features including an open fire and beamed ceilings to the ground floor.

With solid fuel central heating and part upvc double glazing the accommodation briefly comprises: Entrance Vestibule, spacious Living Room with brick open fireplace and superb beamed ceiling, fitted Kitchen with beamed ceiling and staircase to the first floor, Landing, two good sized Bedrooms and Bathroom/wc with a white suite

Externally a good sized enclosed courtyard to the rear with outside light, brick outhouse, external wc and large timber garden shed with electric light and power points.

For a viewing contact Smith & Friends Estate Agents - Stockton

**The Green, Bishopton, Stockton-On-Tees, TS21 1HE**

**2 Bed - Cottage - Terraced**

**Starting Bid £55,000**

**EPC Rating: E**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# The Green, Stockton-On-Tees, TS21 1HE

## GROUND FLOOR

### ENTRANCE VESTIBULE

### LOUNGE

14'10 x 17'6 into alcoves (4.52m x 5.33m into alcoves)

### KITCHEN

12'6 x 5'10 (3.81m x 1.78m)

## FIRST FLOOR

### LANDING

### BEDROOM ONE

14'10 x 10'2 (4.52m x 3.10m)

### BEDROOM TWO

12'0 x 6'8 (3.66m x 2.03m)

### BATHROOM.WC

8'6 x 6'0 (2.59m x 1.83m)

### OUTSIDE

Good sized enclosed courtyard to the rear with outside light, brick outhouse, external WC and large timber garden shed with electric light and power points.

### AUCTIONEER COMMENTS

#### Auctioneer Comments:

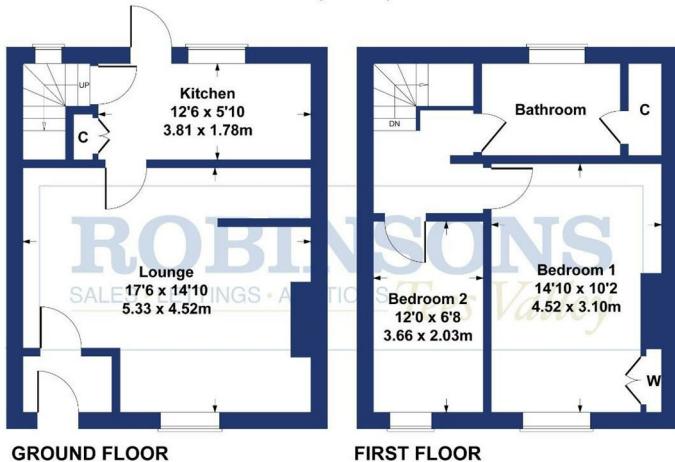
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender 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.



## The Green Bishopton

Approximate Gross Internal Area  
741 sq ft - 69 sq m



### 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

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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		