



ROBINSONS TEES VALLEY are delighted to offer to the market this 3 bedroom mid terrace house which would be ideal for a rental investor or first time buyer. The spacious property comprises of entrance vestibule, hallway, lounge, dining room, kitchen, rear lobby, cloaks/w.c., landing, 3 bedrooms and bathroom/w.c. Externally there is a yard to the rear. The property has gas central heating via a combination boiler and viewing is recommended.

For a viewing contact ROBINSONS TEES VALLEY - Estate agents STOCKTON

In Association with SMITH & FRIENDS Ltd.

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.

Victoria Road, Stockton-On-Tees, TS17 6HH

3 Bed - House - Mid Terrace

Starting Bid £50,000

EPC Rating

Council Tax Band A

www.robinsonsteesvallev.co.uk

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Entrance Vestibule

Hallway

Lounge
14'6x11'11 (4.42mx3.63m)

Dining Room
12'10x9'10 (3.91mx3.00m)

Kitchen
16'7x9'5 (5.05mx2.87m)

Rear Lobby

Cloaks/w.c.

Landing

Bedroom 1
15'1x12'1 (4.60mx3.68m)

Bedroom 2
12'11x9'10 (3.94mx3.00m)

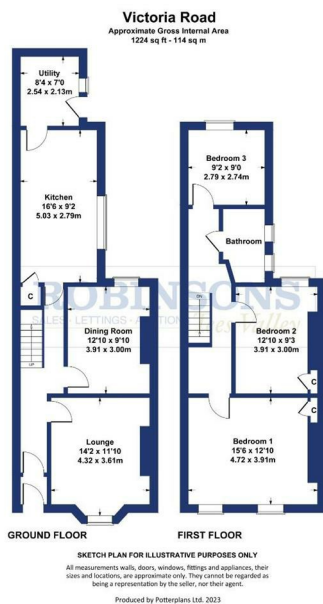
Bedroom 3
9'4x7'1 (2.84mx2.16m)

Bathroom/w.c.

Rear Yard



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) B
(81-91) B			(69-80) C
(69-80) C			(55-68) D
(55-68) D			(39-54) E
(39-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		61	79