



Letch Lane, Stockton-On-Tees, TS21 1ED

2 Bedroom - Bungalow - Detached

Starting Bid £200,000

EPC Rating: E

TENURE: Freehold

COUNCIL TAX BAND E

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

The Rush is a two bedroom detached bungalow with planning permission obtained to create a four bedroom property with detached four car garage to the rear. The current vendor has started the work but due to a change in personal circumstances has decided to sell the property to a buyer able to finish the project. This is an exciting opportunity for a purchaser to create a quality family home to their own specification.

The property is located on Letch Lane close to Carlton and is surrounded by lovely open countryside. There is a village shop and well known public house in Carlton and an excellent network of roads provide easy access to the surrounding areas. Stockton town centre is approximately four miles away.

The property stands on a large plot with enclosed gardens to the front and rear - south facing to the rear and lots of space for the detached four car garage.

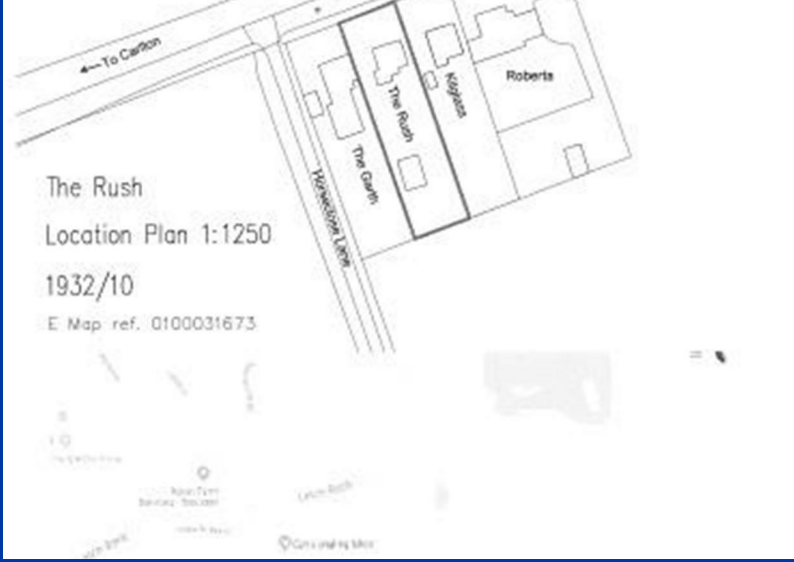
The planned accommodation comprises. GROUND FLOOR: Entrance Hall with staircase to first floor, Cloakroom/ wc, large open plan Lounge/ Dining Room/ Kitchen with bi fold doors leading to the rear garden, Utility Room, four double Bedrooms - master Bedroom with En Suite Shower Room/ wc and family Bathroom/ wc. FIRST FLOOR: Landing, Playroom/ Bedroom suitable for a variety of uses.

For viewings contact Robinson Tees Valley Stockton in association with Smith & Friends Ltd.

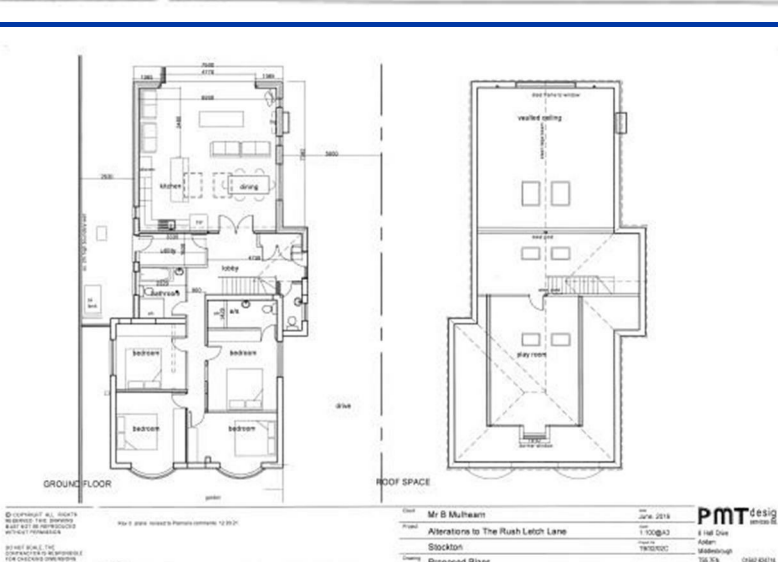
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.



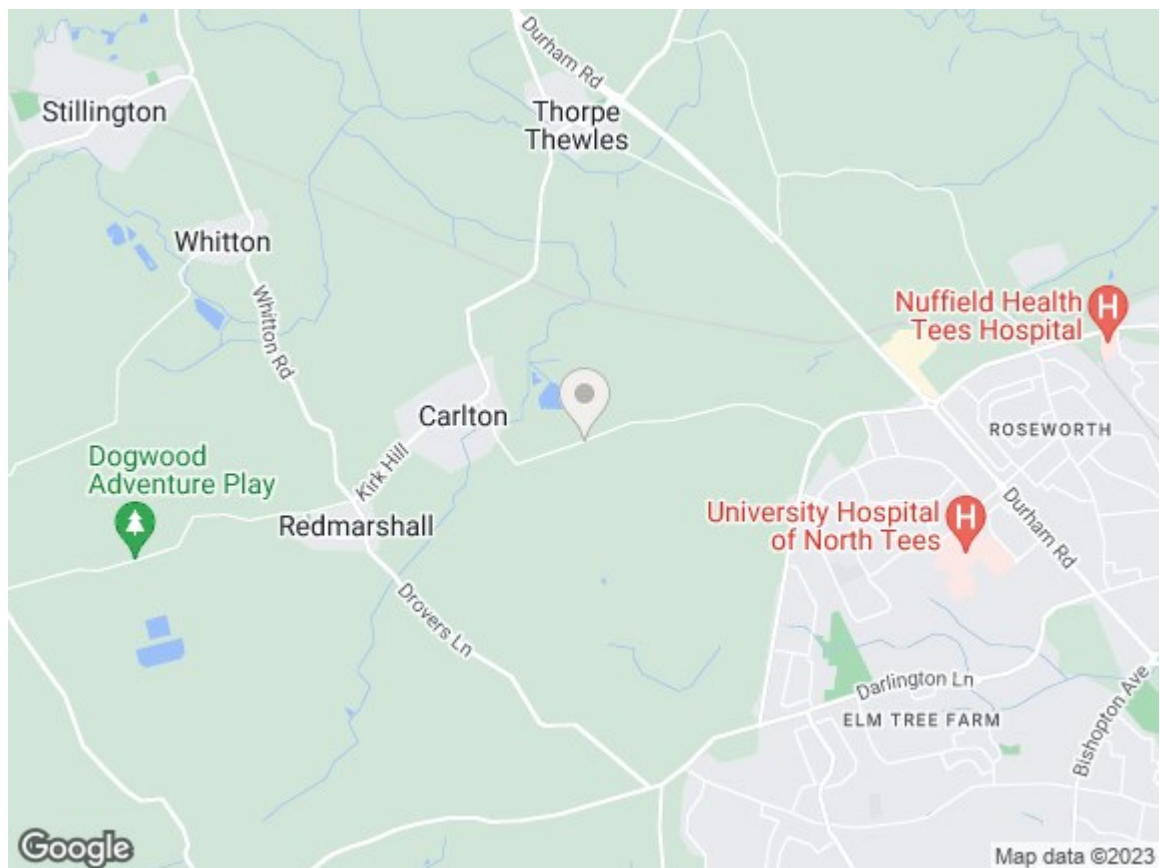
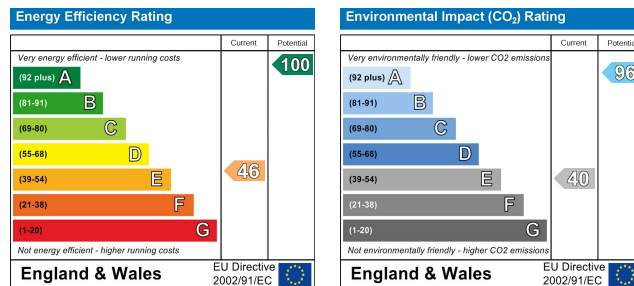
Visit. . . www.robinsonsteesvalley.co.uk



COPYRIGHT ALL RIGHTS RESERVED FOR DESIGN AND NOT BE REPRODUCED WITHOUT PERMISSION AT SCALE THE ARCHITECT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE INFORMATION IS NOT BE REPRODUCED WITHOUT PERMISSION	Client	Mr B Mulhearn	Date	June 2020
	Project	Alterations to The Rush Leitch Lane	Scale	1:500@A3
	Location	Stockton	Projecting	1932/10
	Drawings	Existing Plans		
				PMTdesign 8 Hall Drive Asken Middlesbrough TS5 7XN 01642 82471



COPYRIGHT ALL RIGHTS RESERVED FOR DESIGN AND NOT BE REPRODUCED WITHOUT PERMISSION AT SCALE THE ARCHITECT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE INFORMATION IS NOT BE REPRODUCED WITHOUT PERMISSION	Client	Mr B Mulhearn	Date	June 2021
	Project	Alterations to The Rush Leitch Lane	Scale	1:500@A3
	Location	Stockton	Projecting	1932/10
	Drawings	Garage Block Plans		
				PMTdesign 8 Hall Drive Asken Middlesbrough TS5 7XN 01642 82471



21 Bishop Street, Stockton-on-Tees, TS18 1SY | Tel: 01642 607555 |
stockton@robinsonsteesvalley.co.uk
www.robinsonsteesvalley.co.uk