



We are pleased to offer for sale this deceptively spacious two bedroom semi detached bungalow with off street parking, garage and enclosed low maintenance front and rear gardens. The property offers accommodation suitable for a variety of buyers with the benefit of gas central heating, upvc double glazing and a recently replaced roof. In good decorative order throughout with some period features early viewing is highly recommended.

Trent Avenue is located in a popular residential area off Thames Avenue within walking distance of local shops on Thorntree Road, schools for all age groups, a local park and regular bus services to both Thornaby and Stockton town centres.

The accommodation briefly comprises: Entrance Hall, Lounge with bay window and attractive tiled fireplace, separate Dining Room with bay window, fitted Kitchen, Utility Room, Bedroom 1 with bay window and excellent range of fitted wardrobes, Bedroom 2 and Shower Room/ wc with a modern white suite and electric shower.

Trent Avenue, Thornaby, Stockton-On-Tees, TS17 8HS
2 Bed - Bungalow - Semi Detached
Starting Bid £109,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Trent Avenue, Stockton-On-Tees, TS17 8HS

AUCTIONEERS 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.

Entrance hall

Lounge

14'0 into bay window x 11'2 into alcoves (4.27m into bay window x 3.40m into alcoves)

Dining Room/Sitting room

55'9"26'2" into bay window x 36'1"13'1" into alc (17'8 into bay window x 11'4 into alcoves)

Kitchen

9'8 x 8'4 (2.95m x 2.54m)

Utility room

Bedroom 1

14'0 into bay window x 11'6 including wardrobes (4.27m into bay window x 3.51m including wardrobes)

Bedroom 2

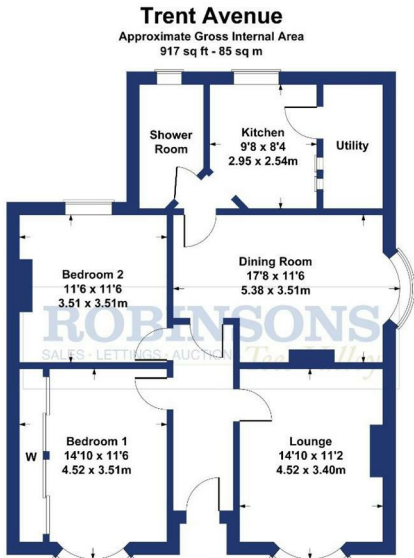
11'6 x 11'6 into alcoves (3.51m x 3.51m into alcoves)

Shower room/wc

9'8 x 5'0 (2.95m x 1.52m)

Outside

Low maintenance front garden enclosed by a brick wall and timber fencing with established shrubs and flower borders. Long tarmac driveway providing off street parking. Detached brick garage 15'10 x 8'0 with up and over door. Low maintenance rear garden enclosed by timber fencing with paved and pebbled patio areas and timber garden shed.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	63	
(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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