



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 beautiful semi detached bungalow has come to the market with Smith & Friends Estate Agents with no forward chain. The bungalow comprises of two double bedrooms, bathroom with a walk in shower, kitchen and spacious lounge to the front which is not overlooked. External: Low maintenance rear garden, storage and side access. Raisdale Close is situated close to Thornaby Town Centre, Teesside Park is only a short drive away and bus routes are close. Recently been decorated and new carpets fitted throughout, as well as having a full rewire and new central heating system installed. Call Smith & Friends to arrange a viewing on 01642 607555.

Raisdale Close, Stockton-On-Tees, TS17 9BY

2 Bed - Bungalow - Semi Detached

Starting Bid £110,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

ENTRANCE HALLWAY

Via front entrance door, carpet flooring.

LOUNGE

Double glazed bay window to front aspect, radiator, carpet flooring.

KITCHEN

Double glazed window to rear aspect, double glazed door to side aspect, stainless steel sink and drainer.



BEDROOM ONE

Double glazed window to rear aspect, radiator, carpet, coved ceiling.

BEDROOM TWO

Double glazed window to front aspect, radiator, carpet, coved ceiling.

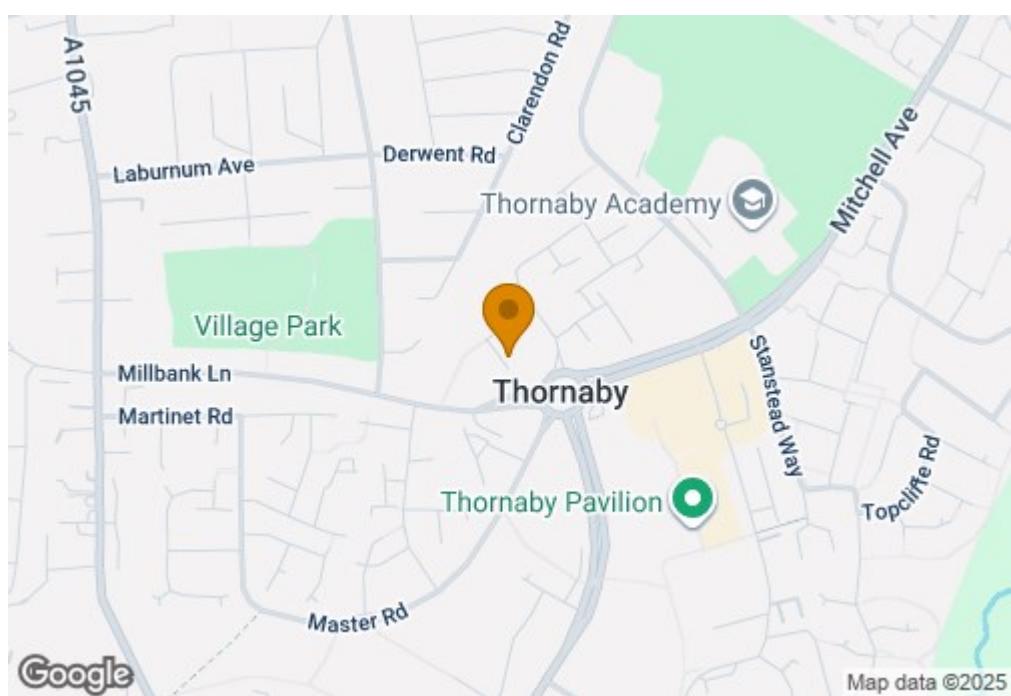


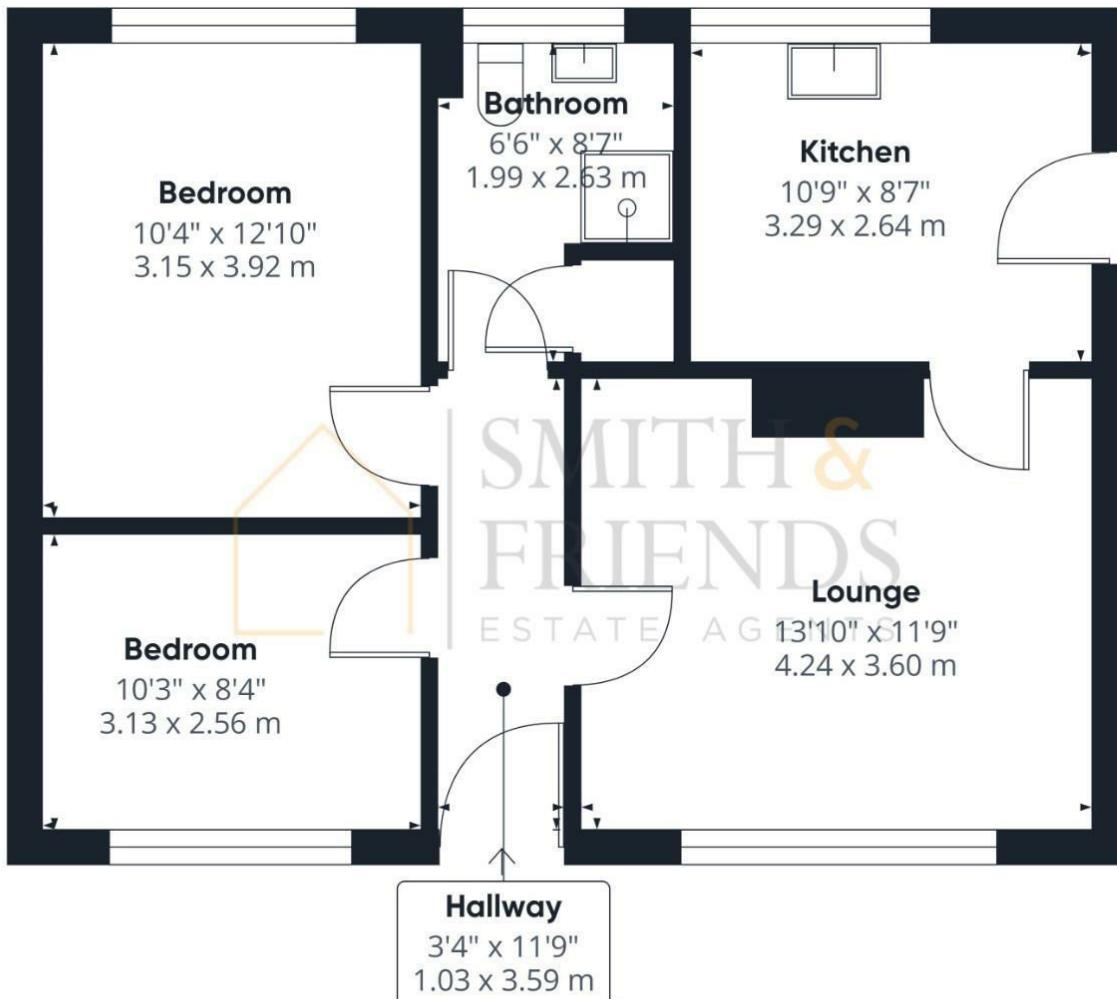
BATHROOM

Double glazed window to rear aspect, shower cubicle, vanity wash hand basin, WC, flooring, radiator.



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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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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