



A three bedroomed semi detached house on a large corner plot with gardens to the front, side and rear, driveway and detached garage. The property offers excellent potential for improvement and there is ample space to extend the existing accommodation subject to obtaining the necessary planning consents.

Located on the corner of Auckland Way and Tasman Drive in the sought after residential area of Hartburn within walking distance of local shops on Littleton Drive and Darlington Road, excellent schools for all age groups and regular bus services to the town centre. The A66 trunk road is easily accessible with an excellent network of roads provide easy access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Porch, large Lounge with feature fireplace and living flame gas fire, separate Dining Room with patio doors to the rear garden, Kitchen with fitted floor and wall units, fitted worktops and brown sink unit, Landing, three Bedrooms - one with fitted wardrobes and Bathroom /WC with a coloured suite and wall mounted electric shower.

The property offers excellent potential and viewing is recommended.

For a viewing contact ROBINSONS TEES VALLEY Estate agent Stockton.

In Association with SMITH & FRIENDS Ltd

**Auckland Way, Stockton-On-Tees, TS18 5LB**

**3 Bedroom - House - Semi-Detached**

**Starting Bid £126,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Auckland Way, Stockton-On-Tees, TS18 5LB

### ENTRANCE PORCH

### LOUNGE

13'2 x 13'8 increasing to 16'8 (4.01m x 4.17m increasing to 5.08m)

### DINING ROOM

10'8 x 8'10 (3.25m x 2.69m)

### KITCHEN

10'8 x 7'4 (3.25m x 2.24m)

### LANDING

### BEDROOM 1

13'2 x 9'0 (4.01m x 2.74m)

### BEDROOM 2

10'8 x 9'10 (3.25m x 3.00m)

### BEDROOM 3

10'0 x 6'6 including stairhead (3.05m x 1.98m including stairhead)

### BATHROOM/WC

### OUTSIDE

Large corner plot with gardens to the front, side and rear. Mainly laid to lawn with established hedging to the front. Approximately south facing to the rear with a driveway and detached garage.

### Auctioneers comments

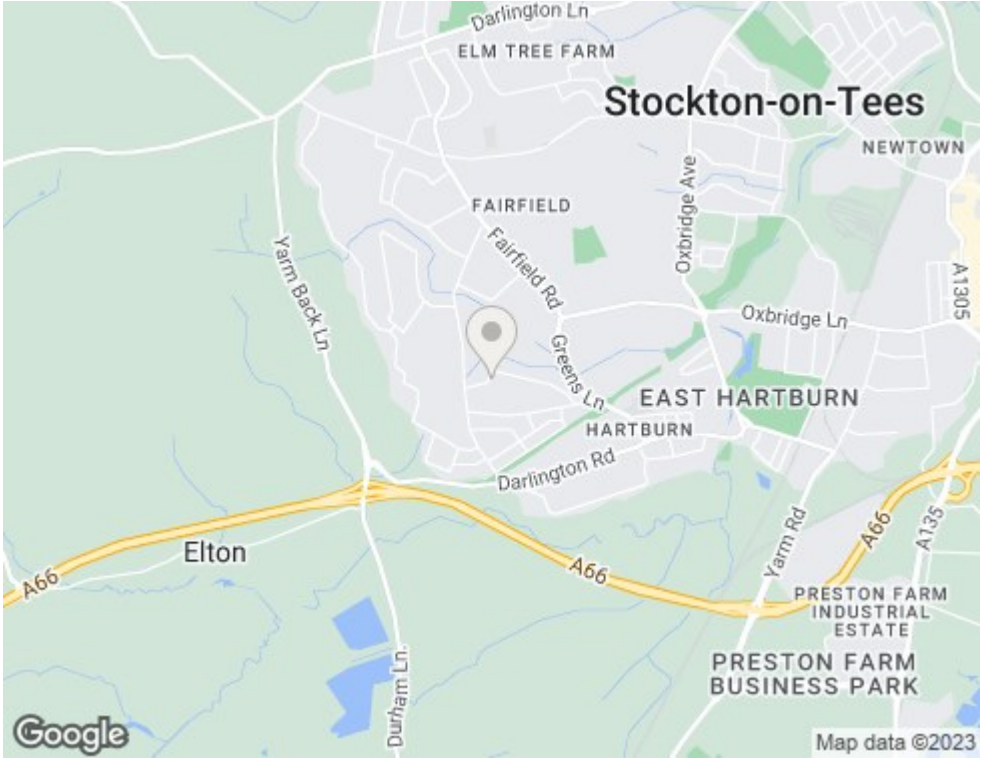
#### Auctioneer Comments:

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.



**Auckland Way, Stockton-On-Tees, TS18 5LB**



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.

# Auckland Way

Approximate Gross Internal Area  
841 sq ft - 78 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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