



Fescue Close, Bowesfield, TS18 3UH
3 Bed - House - End Terrace
Starting Bid £128,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Fescue Close, Bowesfield, TS18 3UH

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR A BUY-TO-LET ***

NEW TO THE MARKET, with Smith & Friends Estate Agents three bedroom end terrace house, built by Barratts to their Woodcote design, with accommodation set over three floors. Situated on the Bowesfield Park development which is conveniently located between Ingleby Barwick and Stockton on Tees and close to a nature reserve offering countryside walks.

The property briefly comprises of; Entrance Hallway, Downstairs Cloakroom/WC, Kitchen with Fitted Units, Spacious Living / Dining Room with French Doors to the Rear Garden.
The First Floor has a Landing with Two Bedrooms and a Family Bathroom/WC. The Second Floor has the Master Bedroom with a Dressing Room and En-Suite Shower Room.

Externally, the property has a Small Front Garden and an Enclosed Rear Garden, with Parking to the side of the property and a Single Detached Garage.

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.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

FOR SALE BY AUCTION. STARTING BID PRICE £128,000

GROUND FLOOR

Entrance Hallway

Downstairs WC

Kitchen

Living / Dining Room

FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Family Bathroom

SECOND FLOOR

Landing

Master Bedroom

Dressing Room Area

En-Suite Shower Room

SINGLE DETACHED GARAGE

Auctioneer Comments:

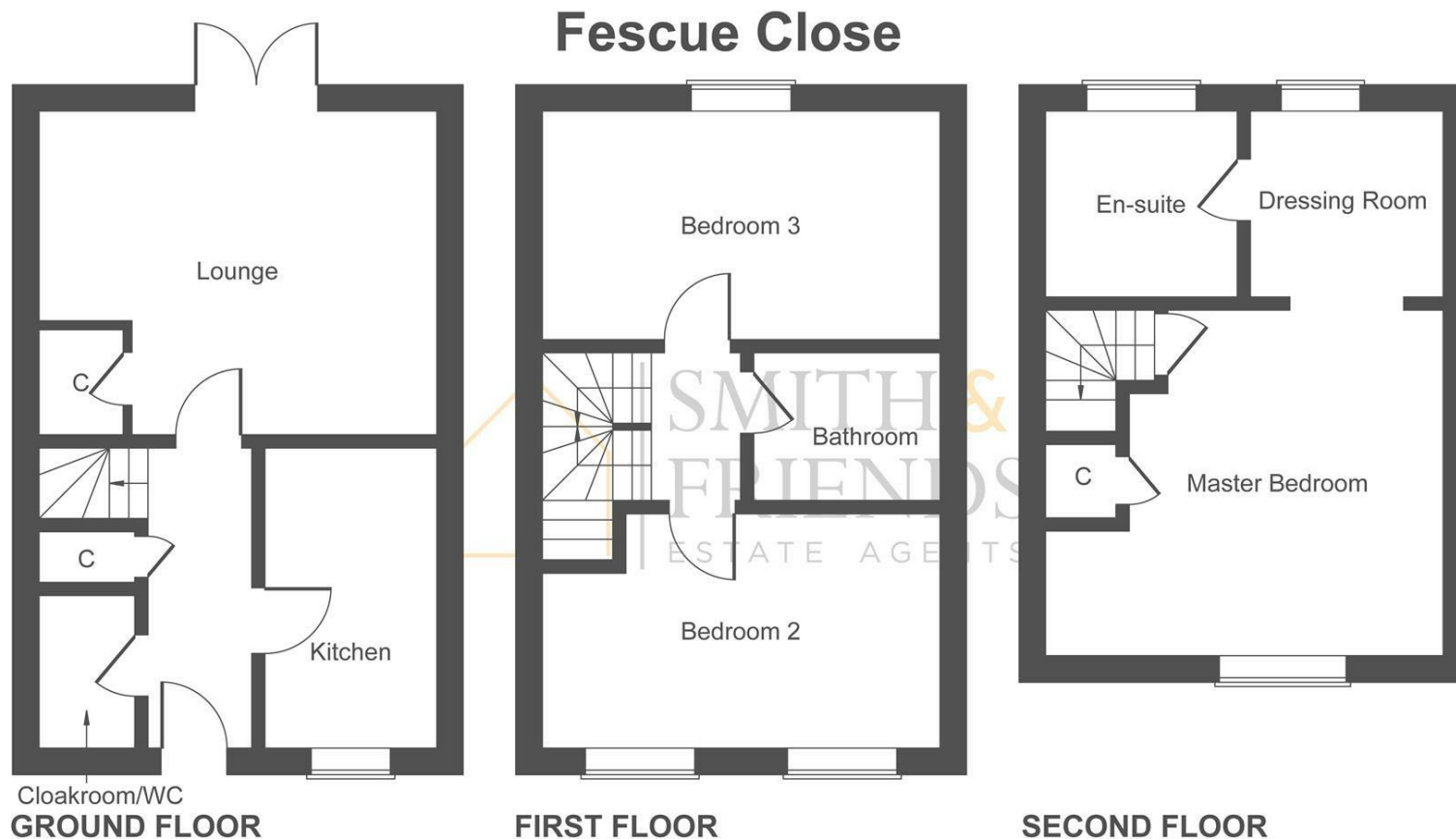
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

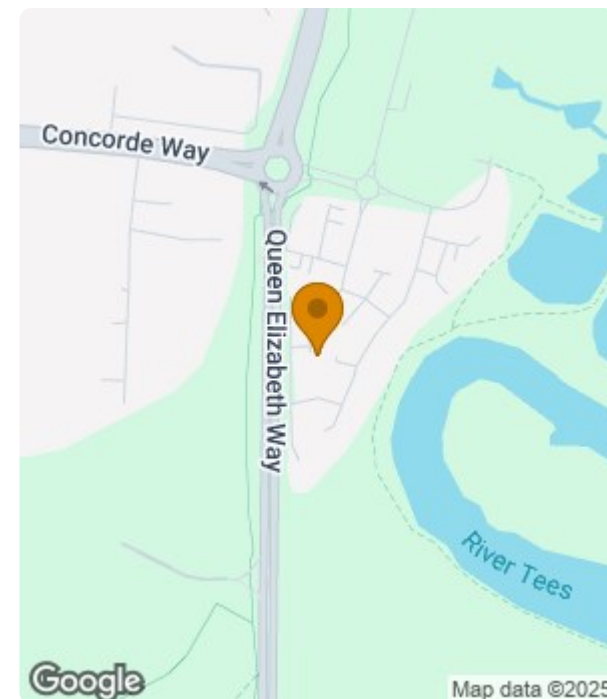
The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	87
(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	

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.

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