



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.

We are delighted to offer to the market for sale this two bedroom semi detached house on the popular Glebe estate. Situated on a corner plot and would make an ideal purchase for a first time buyer or investment opportunity. Briefly comprising of front entrance hallway, lounge, kitchen, landing, two bedrooms and bathroom/WC. Outside there are gardens to front and rear.

Draycott Close, Norton, Stockton-On-Tees, TS20 1ST
2 Bed - House - Semi-Detached
Starting Bid £110,000
EPC Rating:
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Draycott Close, Stockton-On-Tees, TS20 1ST



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 | | |
| (69-80) C | | |
| (55-58) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS