



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.

Great development opportunity with this commercial and two flats above to be purchased as a whole. Three bedroom flat and a one bedroom flat are above the premises located on Bowsfield Lane.

**Bowsfield Lane, Stockton-On-Tees, TS18 3EP**  
**4 Bedroom - Shop with Living Accommodation**  
**£180,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Bowesfield Lane, Stockton-On-Tees, TS18 3EP



## FIRST FLAT

### HALLWAY

**5'4 x 2'11 (1.63m x 0.89m)**

Via entrance door with laminate flooring.

### SHOWER ROOM

**6'10 x 5'3 (2.08m x 1.60m)**

Storage cupboard, radiator, WC, wash hand basin, shower cubicle and two double glazed windows to side aspect.

### LANDING

**16'4 x 5'11 (4.98m x 1.80m)**

Split level landing with radiator and loft access.

### BEDROOM

**13'3 x 9'9 (4.04m x 2.97m)**

laminate flooring, window to rear and coved ceiling.

### KITCHEN

**12'11 x 8'6 (3.94m x 2.59m)**

Radiator, double glazed window to side aspect, wall and base units, stainless steel sink and drainer and laminate flooring.

### LIVING ROOM

**14'3 x 16'2 (4.34m x 4.93m)**

Fire surround, laminate flooring, two double glazed windows to front aspect and radiator.

## SHOP (GROUND FLOOR)

### ENTRANCE

**25'3 x 12'8 (7.70m x 3.86m)**

Bay window to front aspect, window to front aspect, tiled flooring and machine room.

### LAUNDRY ROOM

**23'4 x 8'5 (7.11m x 2.57m)**

### LOBBY

Tiled flooring.

## SECOND FLAT (ABOVE LAUNDERETTE)

### ENTRANCE HALLWAY

**14'10 x 2'11 (4.52m x 0.89m)**

Via main entrance door with stairs to upper level.

### KITCHEN

**17' x 8'2 (5.18m x 2.49m)**

Tiled flooring, window to rear aspect, two windows to side aspect, 2 stainless steel sinks with drainers, extractor hood and radiator.

### LIVING ROOM

**17'4 x 14'3 (5.28m x 4.34m)**

Laminate flooring, two windows to side aspect, internal patio doors to landing and radiator.



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**DRESSING ROOM**

**5'8 x 6'8 (1.73m x 2.03m)**

Laminate flooring and Worcester boiler.

**BATHROOM**

**10'4 x 4'9 (3.15m x 1.45m)**

Bath, WC, wash hand basin, radiator, window to rear aspect and loft access.

**LANDING**

**16'6 x 5'11 (5.03m x 1.80m)**

Carpet flooring, radiator and loft access.

**BEDROOM 1**

**14'6 x 10'5 (4.42m x 3.18m)**

Window to front aspect, carpet flooring, radiator and window to side aspect.

**BEDROOM 2**

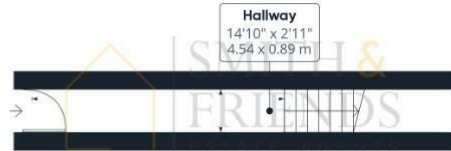
**13'4 x 9'3 (4.06m x 2.82m)**

Window to front aspect, carpet and radiator.

**BEDROOM 3**

**11'2 x 6'1 (3.40m x 1.85m)**

Window to side aspect, carpet flooring and radiator.



Ground Floor



Floor 1

Approximate total area\*  
979.6 ft<sup>2</sup>  
91.01 m<sup>2</sup>

(\* Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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. We 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.

