



FOUR SEPARATE FLATS, GARAGE/WORKSHOP WITH GATED ACCESS.

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.

Excellent purchase !!! Smith & Friends are delighted that this opportunity has come to the market to purchase four separate flats in total and a garage/workshop unit with gated access. Two of the flats already have long term tenants in situ whilst others are ready to advertise for rent. The whole unit plus flats come for sale under one title and are all set up ready to proceed. The location is fantastic being central to Stockton Town Centre. Please contact 01642 607555 for more in depth information.

**Brunswick Street, Stockton-On-Tees, TS18 1DR**  
**2 Bed - Flat - Purpose Built**  
**£210,000**  
**EPC Rating: E**  
**Council Tax Band: A**  
**Tenure: Freehold**



**SMITH & FRIENDS**  
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# Brunswick Street, Stockton-On-Tees, TS18 1DR

## FIRST FLAT

### HALLWAY

Carpet.

### KITCHEN

Flooring, stainless steel sink and drainer.

### LIVING ROOM

Double glazed window, electric fire and storage cupboard.

### BEDROOM

Window, carpet and built-in storage cupboard.

### BATHROOM

WC, wash hand basin, bath and shower.

## SECOND FLAT

### HALLWAY

'L' shaped hallway accessed via entrance door with flooring.

### LOBBY

Flooring.

### LIVING ROOM

Double glazed window, flooring, fire and surround and archway which is open plan with the kitchen.

### KITCHEN

Electric hob and oven with extractor fan hood, part tiling, stainless steel sink and drainer.

### BEDROOM 1

### BEDROOM 2

Double glazed window, carpet and built-in wardrobe.

### BATHROOM

Bath, shower, WC, wash hand basin, extractor fan, airing cupboard, flooring and loft access.



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			
England & Wales		53	76
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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