



This fantastic unique late 19th century mock Tudor detached property located in beautiful grounds has come to the market with no forward chain. This house would make the ideal family forever home and offers huge potential. Outstanding grounds, generous garage, outhouse, potting room and delightful gardens surround the house externally. Internally comprises several rooms on the ground floor and the upper level. There is so much scope with this house to achieve the best end result. The Polygon is full of history and this information is available on request. Sold as seen - Refurbishment Required. If you are looking for a project to make into a dream home then this will be the property for you. Located in the desirable area The Polygon sits on the edge of Albert Road. Schools, shops, local amenities are all close by. EPC RATING: E

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.

Albert Road, Stockton-On-Tees, TS19 7EW

5 Bedroom - House - Detached

Starting Bid £365,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: F



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BACK DOOR

Black composite door, uPVC double glazed window, spiral staircase to loft area, sink, access to main house. Could be used as a utility room.

FRONT ENTRANCE

Carpet, two single glazed windows and black composite door.

INNER HALLWAY

Carpet, two storage cupboards and radiator.

DINING ROOM

uPVC double glazed window to side aspect, radiator and carpet.

KITCHEN

uPVC double glazed window, carpet, part tiling and wall and base units.

BOILER/STORAGE ROOM

Carpet, uPVC double glazed window and Baxi boiler.

FIRST RECEPTION ROOM

Four original sash windows with secondary glazing. carpet and wall lights.

SECOND RECEPTION ROOM

Radiator, carpet, wall lights and original sash windows with secondary glazing.

HALLWAY

Carpet, stairs to upper level, radiator, access to entrance and storage cupboard.

GARDEN ROOM

uPVC double glazed door with full length uPVC double glazed glass panels, uPVC double glazed windows.

BATHROOM

Walk-in shower, uPVC double glazed window, WC, wash hand basin, radiator and carpet.

BEDROOM 1

Currently an office with carpet, built-in wardrobes, radiator and uPVC double glazed window.

BEDROOM 2

Carpet, radiator, uPVC double glazed window and built-in wardrobes.

BEDROOM 3

Two uPVC double glazed windows, built-in wardrobe and radiator.

UPPER LEVEL

LANDING

Carpet, radiator and original sash windows with secondary glazing.

BEDROOM 4

Original sash windows with secondary glazing., radiator and carpet.

BEDROOM 5/DRESSING ROOM

Carpet, radiator and original sash windows with secondary glazing.

EN SUITE

Bath with over head shower, WC, wash hand basin, radiator, carpet and original sash windows with secondary glazing.

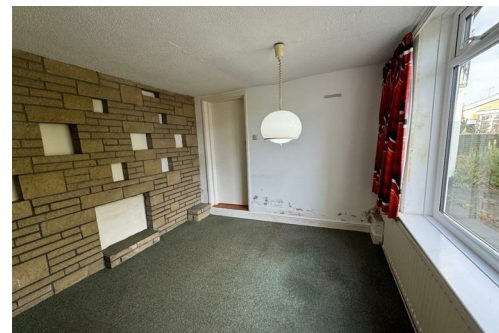
LOFT ROOM

Two uPVC double glazed windows and skyline window.

AUCTIONEER 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.
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- A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

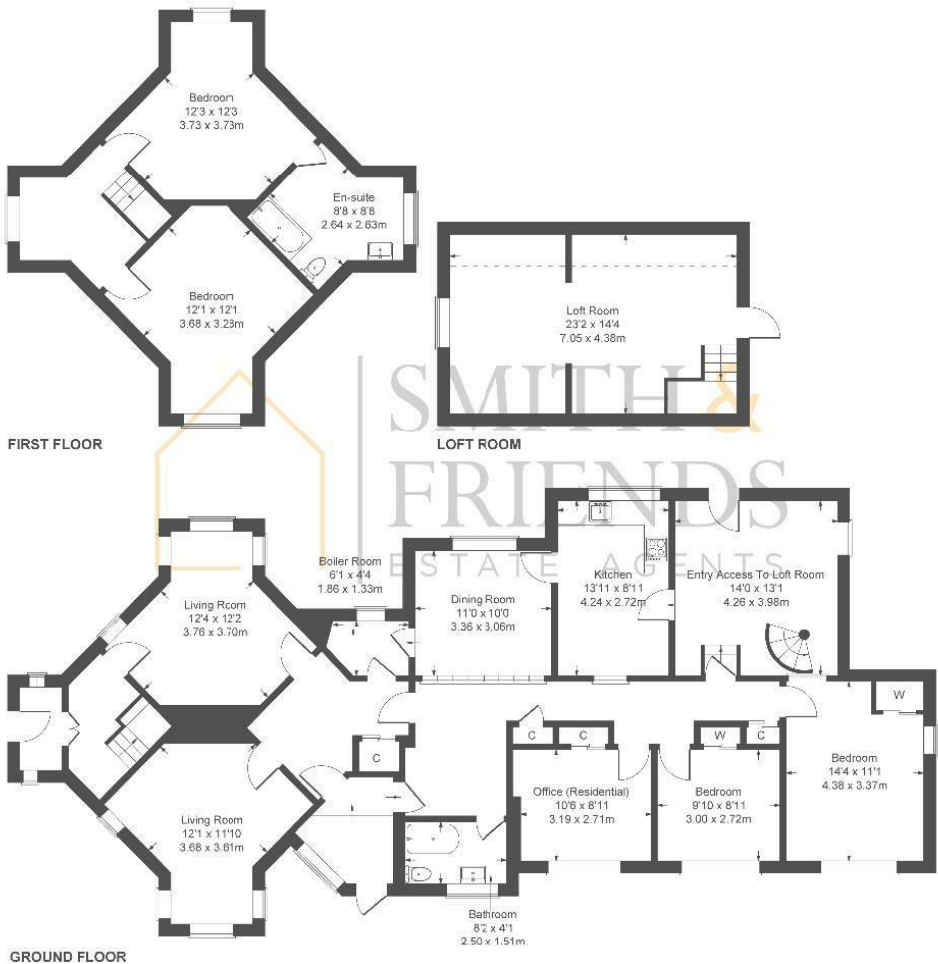
- The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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 £960 inc. VAT. These services are optional.





Polygon
Approximate Gross Internal Area
2508 sq ft - 233 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

