



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.

Eleanor Place is situated in a cul-de-sac and comes to the market with no forward chain. The property comprises of an entrance hallway, a spacious lounge and a fitted kitchen on the ground floor, The upper level offers two double bedrooms and a bathroom. This property would be an ideal purchase for a first time or a great investment buy. Location: Close to shops, schools and local amenities. Stockton Town Centre is a short walk and the A66 is not too far away for commuting. Call Smith & Friends on 01642 607555 to arrange a viewing.

**Eleanor Place, Stockton-On-Tees, TS18 3JF**  
**2 Bed - House - Mid Terrace**  
**Starting Bid £59,999**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**





# Eleanor Place, Stockton-On-Tees, TS18 3JF

Entrance  
Entrance door into lounge.

Lounge  
12'05 x 18'09 (3.78m x 5.72m)  
1 x front double glazed window, laminate flooring, 1 x radiator, fire and surround.

Kitchen.  
1 x rear double glazed window, 1 x double glazed door, tiled flooring, 1x radiator, gas boiler, a range of wall and base units.

Bathroom  
8'06 x 4'09 (2.59m x 1.45m)  
Part tiled, bath, shower, wash hand basin, w/c and 1 x radiator.

Landing.  
Carpet flooring and loft access.

Bedroom.  
12'06 x 10'05 (3.81m x 3.18m)  
1 x front double glazed window, 1 x radiator and carpet flooring.

Bedroom.  
8'01 x 12'05 (2.46m x 3.78m)  
1 x rear double glazed window, carpet flooring and 1 x radiator.



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			89
(81-91) B		73	
(69-80) C			
(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	

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