



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

https://www.rightmove.co.uk/properties/157002464#/?channel=RES_BUY

This spacious ground floor flat has come to the market for sale with no forward chain and vacant possession. The property has been well maintained and is central to Thornaby Town Centre. Comprising of an intercom entrance, L shaped hallway with storage, a generous lounge with access to the rear communal garden, a fitted kitchen and bathroom with a walk in shower. Call Smith & Friends to arrange a viewing on 01642 607555.

Baysdale Road, Stockton-On-Tees, TS17 9DD

1 Bed - Flat

Starting Bid £45,000

EPC Rating:

Council Tax Band: A

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Baysdale Road, Stockton-On-Tees, TS17 9DD



L SHAPED HALLWAY

Side entrance door, carpet, radiator, two cupboards.

LOUNGE

Carpet flooring, double glazed window to rear aspect, uPVC double glazed door to rear aspect leading to communal garden, fire and surround, coving to ceiling, radiator.

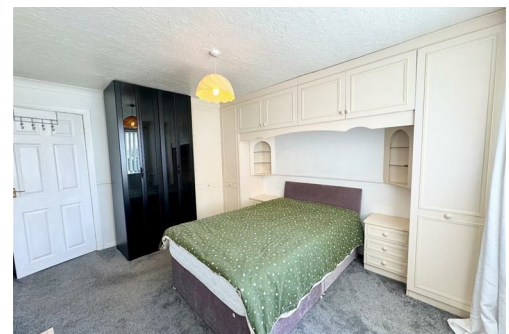
KITCHEN

Double glazed window to front aspect, radiator, built-in oven, electric hob, stainless steel sink and drainer.

BEDROOM

BATHROOM

Double glazed window to front aspect, walk-in shower, wash hand basin, WC, radiator, partly tiled.



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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 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		
(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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