



**Eton Road, Stockton-On-Tees TS18 4DL**

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## **Eton Road, Stockton-On-Tees**

For sale by Modern Method of Auction – No Chain!

A spacious three-bedroom terraced property featuring an open-plan lounge diner, fitted kitchen, ground floor bathroom, and additional loft space. Ideally located in a popular area of Stockton-on-Tees, perfect for first-time buyers or investors.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Agents Note**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

### **Entrance Hall**

UPVC door, radiator

### **Lounge**

12' 3" max x 28' 2" max ( 3.73m max x 8.59m max )  
Front elevation window, gas fire, radiator, rear french doors

### **Kitchen**

11' 11" x 8' 4" ( 3.63m x 2.54m )  
Gas oven, hob and extractor fan, sink, wall and base units, storage, side elevation window, link to bathroom, side UPVC door, recess for appliances

### **Landing**

low level, WC, side elevation window,

### **Bedroom 1**

14' max x 15' 11" max ( 4.27m max x 4.85m max )  
Front bay window, radiator

### **Bedroom 2**

12' 1" max x 9' 7" max ( 3.68m max x 2.92m max )  
Radiator, rear elevation window

### **Bedroom 3**

8' 5" x 8' 10" ( 2.57m x 2.69m )  
Rear elevation window, radiator

### **Bathroom**

Bath with shower, radiator, vanity sink, low level flush, side elevation window

### **Loft Space**

14' 3" max x 13' 6" max ( 4.34m max x 4.11m max )  
Radiator, stairs up, front velux

### **Rear Garden**

Rear yard, astro turf, rear gate





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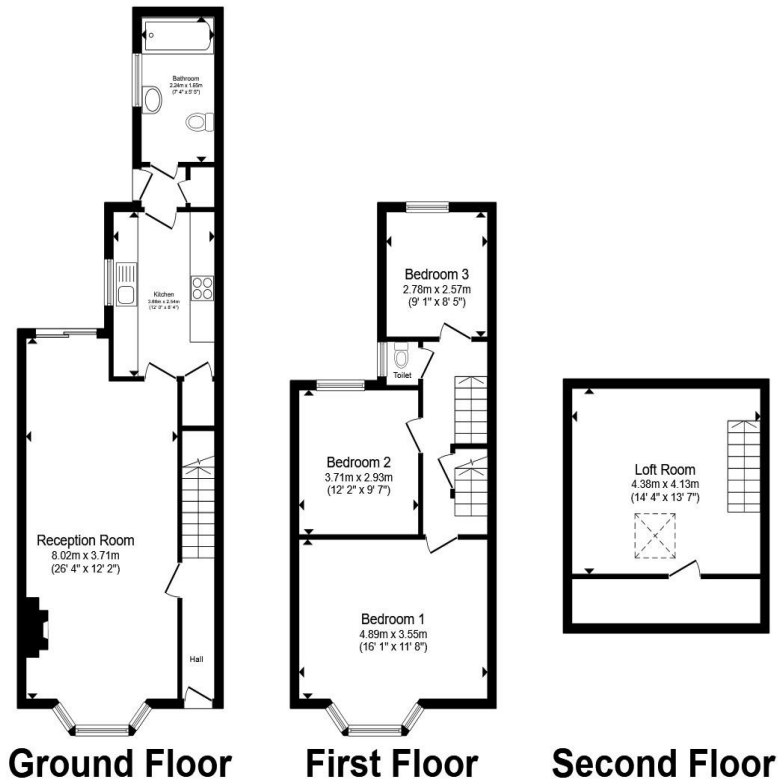
## Eton Road, Stockton-On-Tees

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- REAR YARD
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£100,000**



Total floor area 114.7 m<sup>2</sup> (1,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
STO116081 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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manners & harrison



**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



23 High Street, STOCKTON-ON-TEES,  
Cleveland, TS18 1SP



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