



### 3 bed terraced house to buy in

The Groves, Stockton, Stockton-on-Tees,  
Durham, TS18 3PU

**£45,000** Starting Bid

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ EPC TBC
- ✓ BAGS OF POTENTIAL
- ✓ INVESTMENT OPPORTUNITY
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

To be sold via online auction. Fees apply

A sure fire winner here if your in the market for a property that requires modernisation and upgrading. There's plenty of potential on offer and once tapped into this will provide an idea property for the buy to let sector. The home is spacious with a forecourt, entrance hall with stairs to the first floor, TWO good size reception rooms, and a spacious kitchen with access at the rear leading to the yard. The first floor offers three bedrooms and a bathroom.

Yard to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Hallway

Stairs to the first floor

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### Living Room

4.24m x 4.04m (13'10" x 13'3")

Bay fronted.

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### Dining Room

3.68m x 3.33m (12'0" x 10'11")

Window.

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### Kitchen

3.76m x 3.45m (12'4" x 11'3")

Fitted with a range of units, sink and drainer and an oven point, room for a fridge, freezer and under counter appliances.

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## First Floor

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### Bedroom 1

4.29m x 3.25m (14'0" x 10'7")

Window.

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### Bedroom 2

3.66m x 2.74m (12'0" x 8'11")

Window.

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### Bedroom 3

3.05m x 1.83m (10'0" x 6'0")

Window.

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### Bathroom

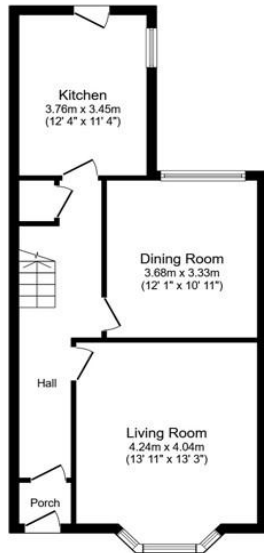
3.30m x 2.59m (10'9" x 8'5")

Three piece suite and a shower enclosure. Window.

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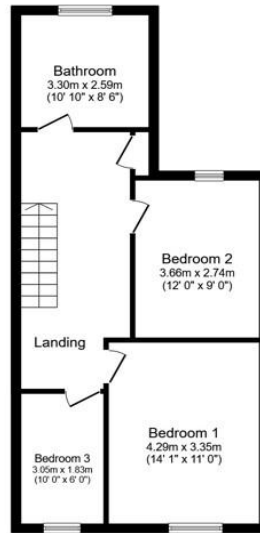
## Externally

Forecourt and a yard to the rear.



### Ground Floor

Floor area 53.9 m<sup>2</sup> (580 sq.ft.)



### First Floor

Floor area 53.1 m<sup>2</sup> (571 sq.ft.)

**TOTAL: 107.0 m<sup>2</sup> (1,151 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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