

HART CLOSE, STOCKTON-ON-TEES, TS19 8BA



FOR SALE BY AUCTION
Thursday 30th July 2026



- ▲ Three bedroom property
- ▲ Offered with 'No Onward Chain'
- ▲ Only a few minutes' walk to North Tees Hospital
- ▲ Two reception rooms

Perfect for first time buyers, families and investors
Guide Price £90,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***
 Thursday 30th July 2026 *** Option 2
 *** www.agentspropertyauction.com

Three bed property offered with 'No Onward Chain' and only a few minute's walk to North Tees Hospital.

GROUND FLOOR

ENTRANCE HALL

With double glazed entrance door to entrance hall, stairs rising to first floor, single radiator with radiator cover, under stairs WC and store cupboard.

LIVING ROOM - 3.6m x 4.06m (11'10" x 13'4")

With double glazed window to front aspect, twin radiator and modern fire surround with electric fire.

DINING ROOM - 2.72m x 2.77m (max) (8'11" x 9'1" (max))

With double glazed French doors with fitted blinds to rear aspect.

KITCHEN - 2.74m x 2.77m (9' x 9'1")

With double glazed window and door to rear aspect; recently fitted kitchen with generous range of wall, base and drawer units with complementary marble-effect worktops with matching splashbacks; electric oven and hob with stainless steel splashback and extractor hood over; plumbing for washing machine; stainless steel sink and drainer; space for fridge; and wall-mounted towel rail.

FIRST FLOOR

LANDING

With good size airing cupboard housing combi boiler.

BEDROOM ONE - 3.5m x 3.1m (11'6" x 10'2")

With double glazed window to front aspect, fitted wardrobe and single radiator.

BEDROOM TWO - 3.02m x 2.8m (max) (9'11" x 9'2" (max))

With double glazed window to rear aspect, fitted wardrobe and single radiator.

BEDROOM THREE - 3.53m x 2.57m (max) (11'7" x 8'5" (max))

With double glazed window to front aspect, built-in cupboard over stairhead and single radiator.

BATHROOM

With two double glazed windows to rear aspect, low-level WC, pedestal wash hand basin, side panelled bath with glass screen and shower over, tiled splashbacks and chrome heated towel rail.

EXTERNALLY

GARDENS

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

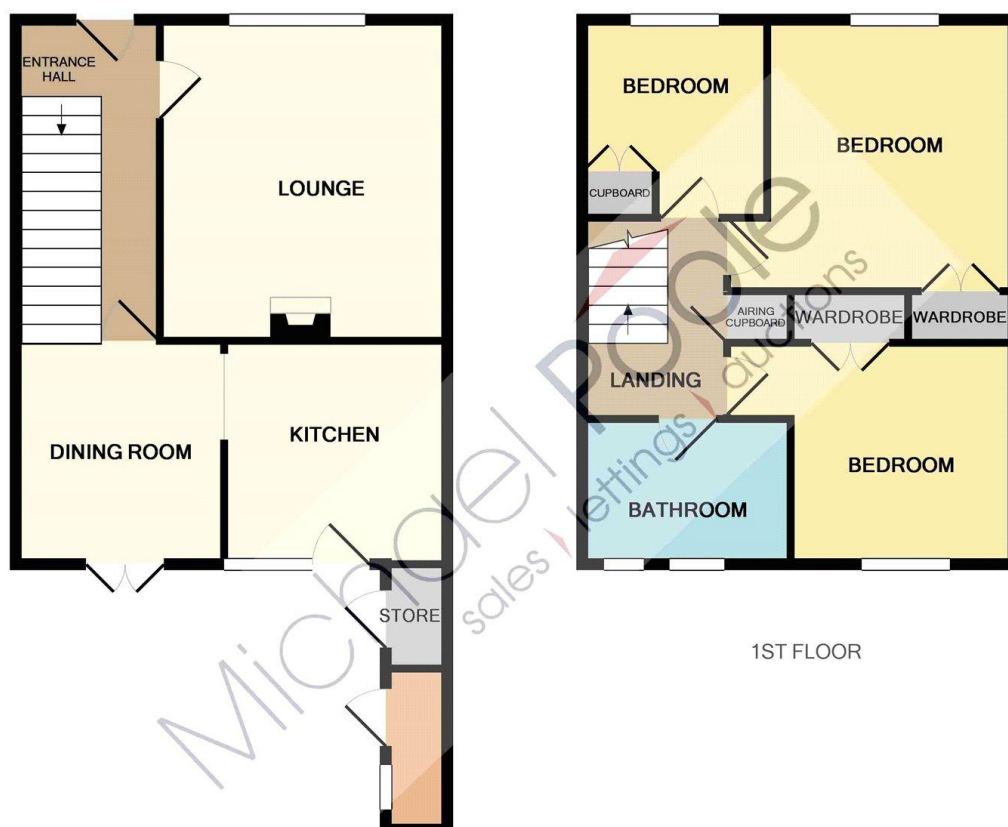
Tel: **01642 355000**

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17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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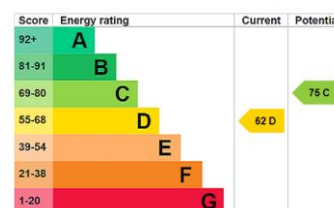


GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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