



Clifton House Thornaby Place, Thornaby Stockton-On-Tees TS17 6SD

welcome to

Clifton House Thornaby Place, Thornaby Stockton-On-Tees

A one bedroom flat situated in Thornaby. An ideal home for first time buyers and investment.

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.

Entrance Hall

Storage cupboard housing boiler

Lounge

10' x 9' 7" (3.05m x 2.92m)

Window to front, radiator

Kitchen

6' 8" max x 9' 10" max (2.03m max x 3.00m max)

Oven with gas hob and extractor fan, range of wall and base units, sink, recess for fridge freezer, splash back

Bedroom 1

10' x 9' 7" (3.05m x 2.92m)

Window to side, radiator

Bathroom

Shower, wash hand basin, low level WC, towel rail, spotlights, splash back





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- UPPER FLOOR FLAT
- ONE BEDROOM

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 90 years from 21 Feb 2026.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£25,000

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Property Ref:
STO116400 - 0003

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



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



mannersandharrison.co.uk

