



Kensington Road, Oxbridge, Stockton-On-Tees, TS18 4DQ

ATTENTION INVESTORS! Situated in a popular residential area, this double fronted end-terraced property on Kensington Road provides easy access to a wide range of local amenities, including shops, schools, and reliable transport links, with Stockton town centre just a short distance away.

The property offers spacious and well laid out accommodation, comprising of an entrance hall which leads to three separate reception rooms, offering flexibility for living, dining, or home working, along with a large kitchen that opens out to a generous rear yard. On the first floor you'll find three double bedrooms and a good sized family bathroom, complete with a separate bath and shower.

Benefiting from gas central heating and double glazing throughout, the property is being sold with a sitting tenant in place and is available to investors only.

£90,000



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HALL

Upvc double glazed front door leads into entrance vestibule, glazed door leading into hall, double radiator, smoke alarm, stairs to first floor

LOUNGE

13'11" x 11'5" (4.24m x 3.48m)

SITTING ROOM

12'10" x 11'5" (3.91m x 3.48m)

DINING ROOM

14'11" x 11'10" (4.55m x 3.61m)

KITCHEN

13'4" x 10'6" (4.06m x 3.20m)

LANDING

BEDROOM ONE

14'9" x 11'6" (4.50m x 3.51m)

BEDROOM TWO

13'9" x 11'6" (4.19m x 3.51m)

BEDROOM THREE

12' x 10'8" (3.66m x 3.25m)

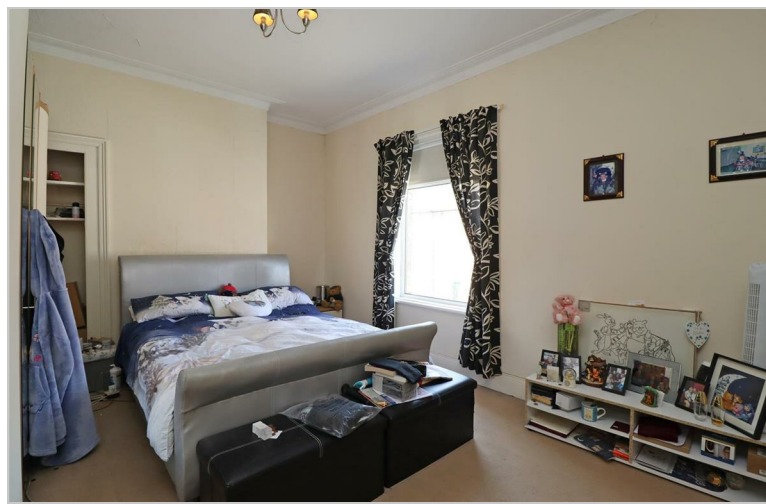
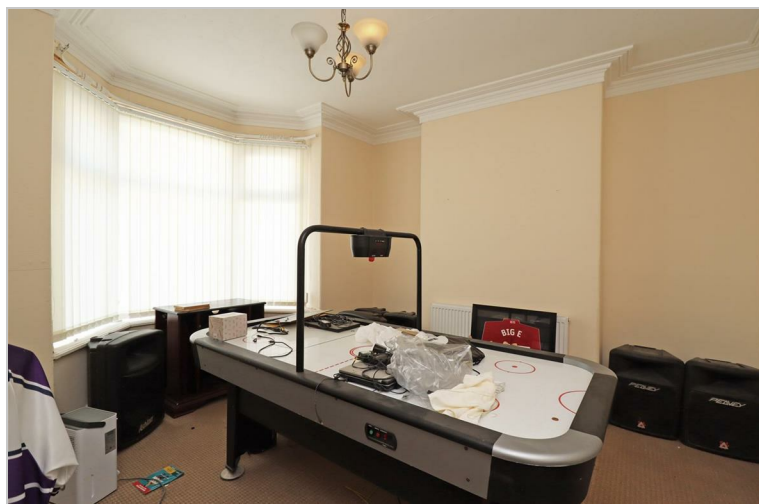
BATHROOM/WC

11'9" x 10'6" (3.58m x 3.20m)

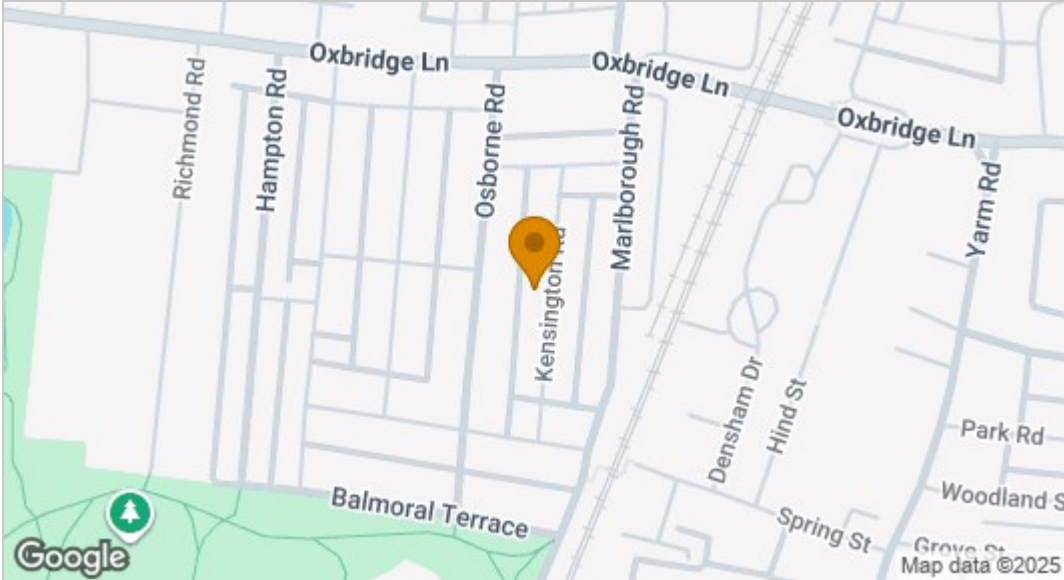
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

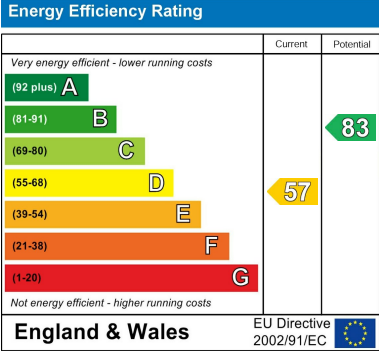




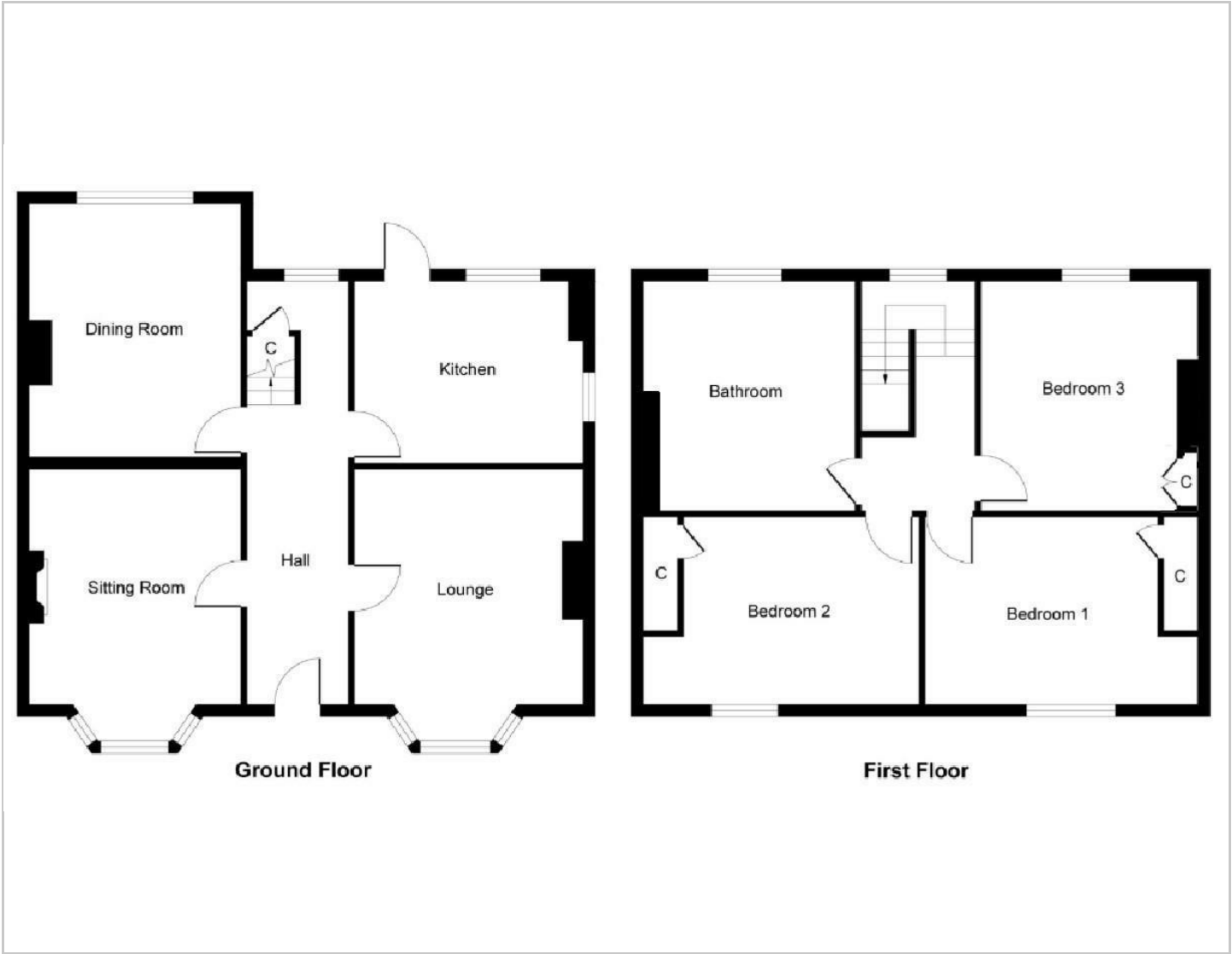
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.