



Vicarage Avenue
Stockton-On-Tees

£85,000
ENERGY RATING: C-72

An ideal first time buy or investment opportunity tucked away in this quiet location, close to Stockton railway station and only a short walk to the town centre. The spacious accommodation comprises; entrance hall lounge, dining room, kitchen, three first floor bedrooms and bathroom/WC. There is an enclosed yard to the rear with outhouse/workshop. Benefitting from UPVC double glazing, gas combi central heating and NO FORWARD CHAIN. Energy Rating: C-72. Council Tax Band: A (£1,557.34).



- Traditional Mid Terraced House • Three Bedrooms • Two Reception Rooms • Ideal Investment Opportunity

Entrance Hall

Wooden part glazed entrance door with leaded light above, staircase to the first floor, dado rail and a radiator.

Lounge

4.24m (into bay) x 3.48m (13'10" (into bay) x 11'5")

Front aspect UPVC double glazed bay window, feature fireplace with marble hearth & inset gas living flame fire, coving, dado rail and a radiator.

Dining Room

3.81m x 3.50m (12'5" x 11'5")

Rear aspect double glazed sliding patio doors opening to the garden, dado rail and a radiator.

Kitchen

4.09m x 2.25m (13'5" x 7'4")

Two side aspect UPVC double glazed windows, a range of base & wall units with rolled worksurfaces & tiled splashbacks incorporating 1½ bowl sink & mixer tap, and an electric hob with oven below. Space & plumbing for washing machine, space for fridge/freezer, breakfast bar & stools, understair cupboard, coving and a radiator.

First Floor Landing

Spindle staircase, large storage cupboard, coving and a radiator.

Bedroom One

3.65m x 4.55m (11'11" x 14'11")

Front aspect UPVC double glazed window, built-in cupboard, coving and a radiator.

Bedroom Two

3.82m x 2.47m (12'6" x 8'1")

Rear aspect UPVC double glazed window, built-in wardrobe & cupboard, coving and a radiator.

Bedroom Three

2.13m x 2.27m (6'11" x 7'5")

Rear aspect UPVC double glazed window, cupboard housing combi boiler and a radiator.

Bathroom

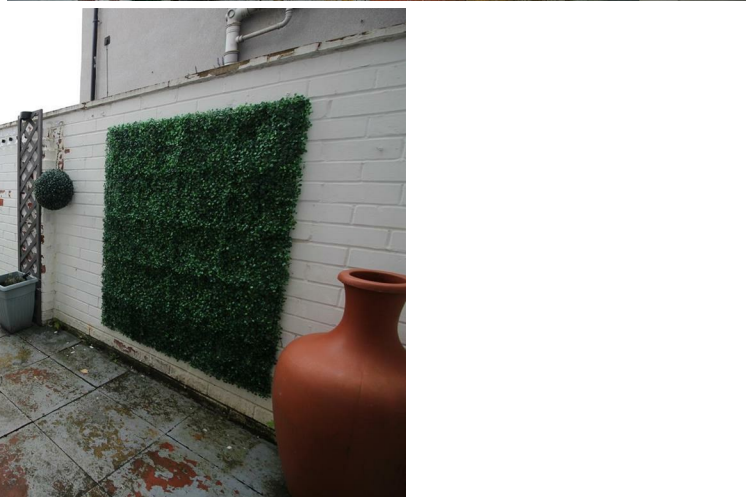
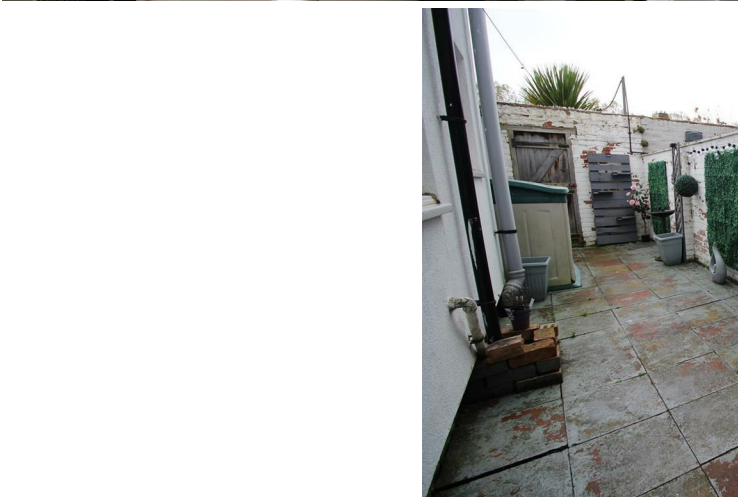
Side aspect UPVC double glazed window, white suite comprising; panel enclosed bath with electric shower over, pedestal wash basin & low level WC, tiled splashbacks and a radiator

Externally

There is an enclosed yard to the rear of the property with an outhouse/workshop (2.96m x 2.15m) and a gate giving access to the rear alley.



• Tucked Away in Quiet Location • Close to Stockton Town Centre • Energy Rating: C-72 • Council Tax Band: A (£1,557.34)





Ground Floor

First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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