



Westbury Street
Stockton-On-Tees

£100,000
ENERGY RATING: D-58

A deceptively spacious three bedroom, two reception room terraced home located on Westbury Street close to the junction of Lanehouse Road. The property comprises; entrance hall, lounge, dining room, L-shaped kitchen/breakfast room, three first floor bedrooms and family bathroom. There is a small walled garden to the front of the property and an enclosed, low maintenance patio garden to the rear. Offered with the benefit of UPVC double glazing, gas combi central heating and NO FORWARD CHAIN!! Energy Rating: D-58. Council tax band: A (£1,654.02).



• Spacious Terraced House • Three Bedrooms • Two Reception Rooms • L-shaped Kitchen/Breakfast Room • Low Maintenance Gardens • Energy Rating: D-58 • Council tax band: A (£1,654.02) • NO FORWARD CHAIN!!

Entrance Hall

UPVC entrance door with feature oval light and UPVC light above, staircase to first floor, understair storage/meter cupboard, laminate flooring and a radiator.

Lounge

4.08m (into bay) x 3.56m (13'4" (into bay) x 11'8")

Front aspect UPVC double glazed bay window, feature fireplace with inset gas fire, laminate flooring and a radiator.

Dining Room

3.14m x 3.55m (10'3" x 11'7")

Rear aspect UPVC double glazed bay window, laminate flooring, coving and a radiator.

L-Shaped Kitchen/Breakfast Room

4.14m (max.) x 3.46m (max.) (13'6" (max.) x 11'4" (max.))

Side & rear aspect UPVC double glazed windows and a side aspect UPVC door leading to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap and gas hob with cooker below & extractor over. Space & plumbing for washing machine, space for fridge/freezer, Worcester combi boiler, tile effect laminate flooring and a radiator.

First Floor Landing

Spindle staircase, large storage cupboard and access to loft.

Bedroom One

3.29m x 3.43m (10'9" x 11'3")

Front aspect UPVC double glazed window and a radiator.

Bedroom Two

3.29m x 3.43m (10'9" x 11'3")

Rear aspect UPVC double glazed window, laminate flooring and a radiator.

Bedroom Three

2.21m x 2.38m (7'3" x 7'9")

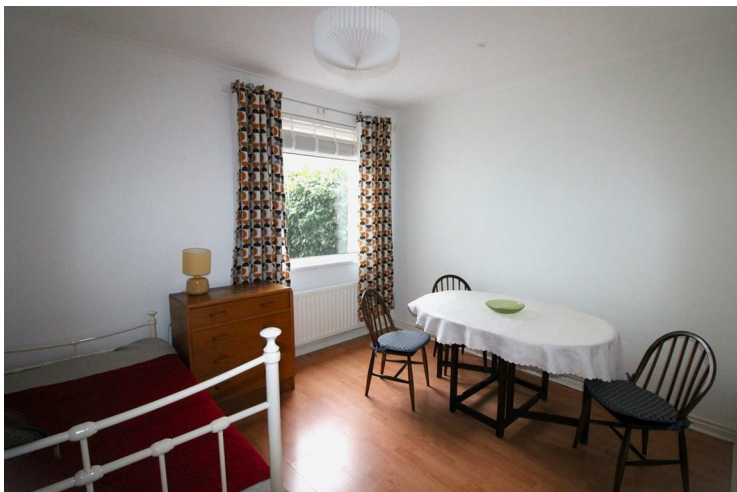
Front aspect UPVC double glazed window and a radiator.

Bathroom/WC

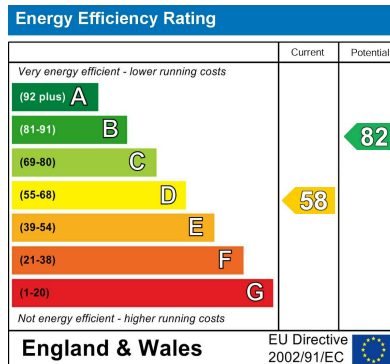
Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with electric shower over, pedestal wash basin and a low level WC. Fully tiled walls and a chrome heated towel rail.

Externally

There is a small walled garden to the front of the property, a shared alley to the side leads to an enclosed, low maintenance rear garden.







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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