



**Sadberge Road, Stockton-On-Tees TS18 3LN**

**welcome to**

## **Sadberge Road, Stockton-On-Tees**

This two-bedroom, corner plot end terraced property is perfect for those looking for their first home. Viewings are highly recommended.

### **Front Garden**

Footpath, driveway for up to 3 cars

### **Main Hallway**

UPVC double glazed door to front, stairs to first floor, radiator

### **Reception Room**

8' 9" x 13' 11" ( 2.67m x 4.24m )

UPVC double glazed window to front, radiator, media wall with electric fire and integrated TV

### **Kitchen**

7' 5" x 14' 10" ( 2.26m x 4.52m )

Range of matte cream wall and base units with contrasting laminated working surfaces, UPVC double glazed window to rear, 1 1/2 stainless steel sink with drainer and mixer tap, plumbing for washing machine, integrated oven with integrated induction hob, recess for dryer, recess for single door fridge freezer, radiator, partially tiled splashback, storage cupboard

### **First Floor Landing**

Access to fully boarded loft,

### **Bedroom 1**

11' 10" x 11' 9" max ( 3.61m x 3.58m max )

UPVC double glazed window to front, radiator, laminate flooring, built-in storage cupboard, built-in wardrobes

### **Bedroom 2**

7' 9" x 9' 8" ( 2.36m x 2.95m )

UPVC double glazed window to rear, radiator, wood-panelled wall

### **Bathroom**

Laminate flooring, free standing bath with mixer tap

and shower over, fully clad walls, pedestal hand wash basin with mixer taps, low level WC, radiator, UPVC double glazed window to rear

### **Rear Garden**

Concrete paved area, seating area, gated access to the front driveway, shed







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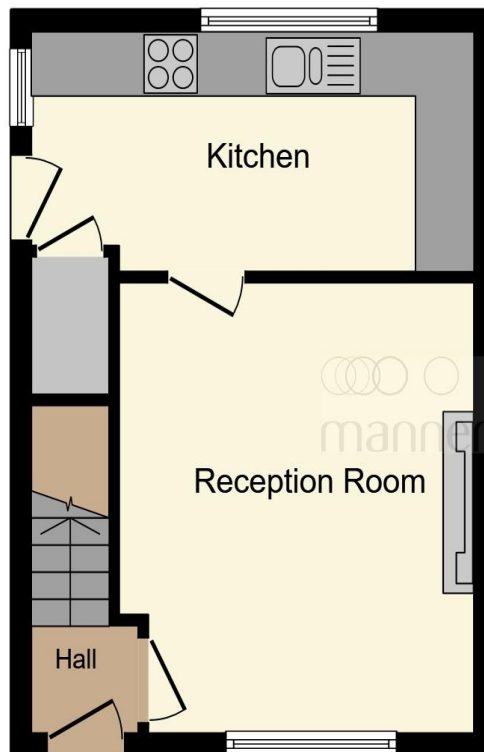
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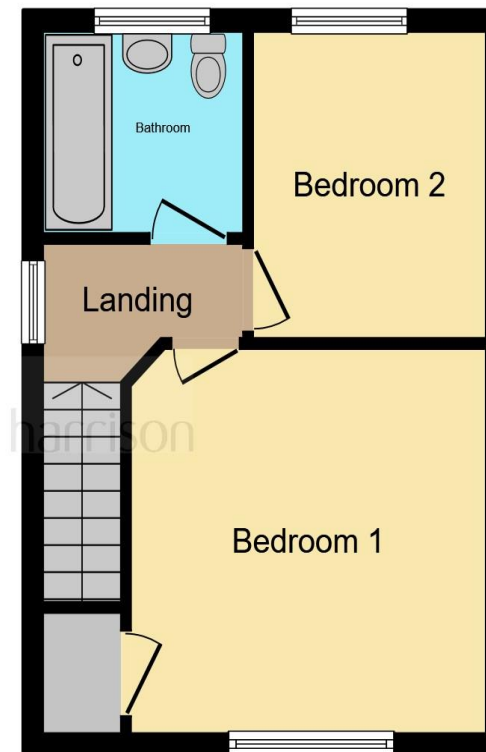
- OFF-STREET PARKING
- FRONT AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZED THROUGHOUT
- GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: D

**£110,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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