



The Energy Performance Certificate Rating is C.

A one bedroom second floor flat with balcony and open aspect. Ideal for first time buyers or landlord/ investor looking for a buy to let property.

Pennyroyal Road is located off Brooklime Avenue on a residential development off Queen Elizabeth Way midway between Stockton and Ingleby Barwick where there are an excellent range of shopping and leisure facilities. With lovely walks on the doorstep along the River Tees and Bowesfield Marshes and excellent network of roads including the A66 providing easy access to the surrounding residential and commercial areas.

With the benefit of electric heating and uPVC double glazing the accommodation briefly comprises. Entrance Hall, spacious open plan Lounge/ Kitchen with patio doors to a Juliet Balcony, fitted floor and wall units, fitted worktops and breakfast bar and built in oven and hob, one Bedroom and Bathroom/WC with a white suite.

Allocated car parking space, visitor parking and communal gardens.

Priced to sell and with the benefit of no onward chain early viewing is highly recommended.

Pennyroyal Road, Stockton-On-Tees, TS18 3TY

1 Bed - Flat

Chain Free £45,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



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Pennyroyal Road, Stockton-On-Tees, TS18 3TY

Lounge/ Kitchen
18'6 x 9'10 (5.64m x 3.00m)

Bedroom
12'10 x 9'0 (3.91m x 2.74m)

Bathroom/ Wc
6'6 x 5'6 (1.98m x 1.68m)



52 Pennyroyal Road

Approximate Gross Internal Area
373 sq ft - 35 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 69 | 78 |
| (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 | |

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