



MID TERRACE HOUSE. THREE BEDROOMS. POPULAR RESIDENTIAL DEVELOPMENT. CLOSE TO STOCKTON TOWN CENTRE. PEDESTRIANISED TO THE FRONT. ATTRACTIVE OPEN OUTLOOK OVER A WATERWAY. GAS CENTRAL HEATING. FRONT AND REAR GARDENS. ALLOCATED CAR PARKING SPACE. NO ONWARD CHAIN. An ideal opportunity for a young couple or first time buyer to purchase this three bedroom mid terrace house located on a popular modern development close to Stockton Town Centre. Alternatively the property could be of interest to a landlord/ investor looking for a buy to let property. In a lovely position on the development the property is pedestrianised at the front with a superb open outlook over green space and a waterway to the front. There are front and rear gardens and allocated car parking space to the rear. Presented in excellent decorative order throughout with the benefit of gas central heating and sealed unit double glazing. The accommodation briefly comprises: Entrance Hall, Lounge, open plan fitted Kitchen/Dining Room, Landing, three Bedrooms and Bathroom/WC with a white suite. Offered for sale with the benefit of no onward chain early viewing is highly recommended.

**Trinity Mews, Stockton-On-Tees, TS17 6BQ**

**3 Bed - House - Mid Terrace**

**£100,000**

**EPC Rating: C**

**Council Tax Band:**

**Tenure:**



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# Trinity Mews, Stockton-On-Tees, TS17 6BQ



## Entrance Hall

### Lounge

14'4 x 11'8 (4.37m x 3.56m)

Double glazed window to front aspect, radiator and double doors into the dining kitchen

### Dining Kitchen

14'10 x 10'2 (4.52m x 3.10m)

Dining Area: DG glass panelled door to rear, DG window to rear, radiator and under stairs storage cupboard.

Kitchen: Wall base and drawer units with contrasting worktops and co ordinated splash back tiling. Inset sink and drainer with mixer tap, Four ring gas hob with illuminating extractor and electric oven, space and plumbing for washing machine and fridge freezer.

### Landing

Loft access via retractable ladder (fully boarded power and lighting)

### Bedroom 1

14'11 x 8'8 (4.55m x 2.64m)

DG window to front aspect, radiator and built in storage cupboard.

### Bedroom 2

9' x 7'4 (2.74m x 2.24m)

DG window to rear and radiator.

### Bedroom 3

7'7 x 7'4 (2.31m x 2.24m)

DG window to rear and radiator

### Family Bathroom

Modern white and chrome suite with panelled bath, shower over, pedestal wash hand basin and low level WC.

### Externally

Enclosed rear garden, which has been landscaped for easy maintenance, ( timber shed is included)

Open plan front garden is laid to lawn.





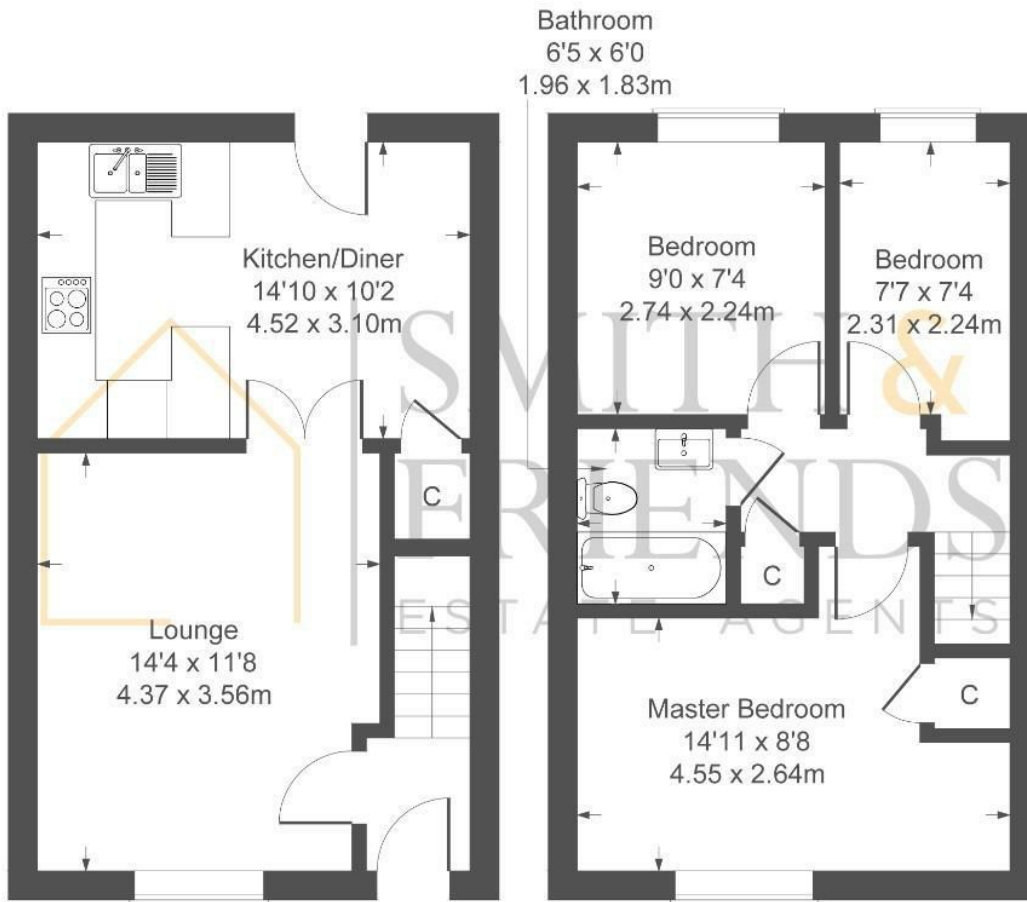
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# 19 Trinity Mews

Approximate Gross Internal Area  
742 sq ft - 69 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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 and conveyancing 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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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