



Spacious three bedroom mid terrace house. Pedestrianised to the front with attractive open outlook and front and rear gardens with paved and decked patio areas. Close to local shops and amenities and approximately one mile from Stockton town centre. To be sold with tenant in situ. Tenant pays £400 per calendar month.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with stairs to the first floor, Lounge with bay window and feature fireplace, separate Dining Room with french doors to the rear garden and square archway to fitted Kitchen with built in oven and hob, Landing, three Bedrooms and Shower Room/ wc with white suite and electric shower.

Kingsport Close, Portrack, Stockton-On-Tees, TS18 2LE

3 Bed - House - Mid Terrace

£44,999

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Kingsport Close, Stockton-On-Tees, TS18 2LE

GROUND FLOOR

Entrance Hall

Lounge

13'2 x 11'6 plus bay window (3.96m'0.61m x 3.35m'1.83m plus bay window)

Dining Room

10'6 x 9'10 (3.05m'1.83m x 2.74m'3.05m)

Kitchen

8'8 x 6'6 (2.44m'2.44m x 1.83m'1.83m)

FIRST FLOOR

Landing

Bedroom 1

11'8 x 11'6 (3.35m'2.44m x 3.35m'1.83m)

Bedroom 2

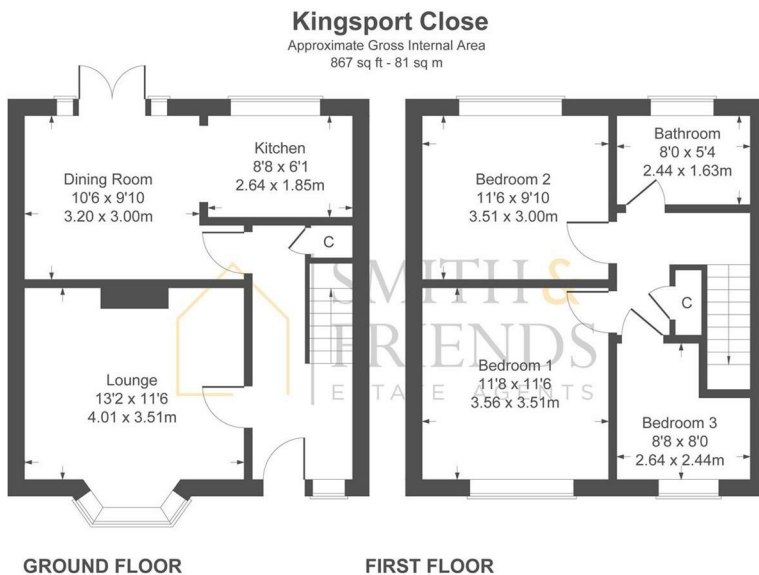
11'6 x 9'10 (3.35m'1.83m x 2.74m'3.05m)

Bedroom 3

8'8 x 8'0 including stairhead (2.44m'2.44m x 2.44m'0.00m including stairhead)

Bathroom/ wc

8'0 x 5'4 (2.44m'0.00m x 1.52m'1.22m)



Not to Scale. Produced by The Plan Portal 2024
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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			86
(81-91) B			
(69-80) C		67	
(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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