

Tastefully improved by the current owners a superbly well presented three bedroom mid terrace house which is situated in the popular location of Oxbridge, close to local amenities , schools and also within walking distance of Stockton town centre. In our opinion this property would make an ideal first purchase or appeal to anyone looking for a property that is ready to move into. The accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen/breakfast room, landing, three bedrooms and bathroom/WC. This stylish property offers a modern fitted kitchen and bathroom and also benefits from an enclosed yard to the rear, forecourt front garden and larger than average sized garage to the rear. The property also benefits from gas central heating, uPVC double glazing and viewing is highly recommended.

Osborne Road, Stockton-On-Tees, TS18 4DJ

3 Bed - House - Mid Terrace

£125,000

EPC Rating

COUNCIL TAX BAND

TENURE Freehold



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FRIENDS**
ESTATE AGENTS

Osborne Road, Stockton-On-Tees, TS18 4DJ

GROUND FLOOR

Entrance Hall

uPVC DG glass panelled door, radiator, under stairs storage and spindle staircase to first floor landing

Open Plan Lounge / Dining Area

Lounge

13' x 11'3 (3.96m x 3.43m)

uPVC DG Bay window to front, radiator and opening into...



Dining Area

12'7 x 10'4 (3.84m x 3.15m)

uPVC DG French doors opening onto the rear garden, uPVC DG windows and radiator



Breakfast Kitchen

17'3 x 6'7 (5.26m x 2.01m)

Kitchen -fitted with a range of wall, base and drawer units with matching worktops and splash back tiling, inset stainless steel sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven plumbing for washing machine, space for fridge and freezer.

Breakfast area -uPVC DG glass panelled door to rear, uPVC DG windows and radiator.

FIRST FLOOR

Landing

Bedroom 1 (front)

10'11 x 10'1 (3.33m x 3.07m)

uPVC DG window and radiator

Bedroom 2 (rear)

12'6 x 11'1 (3.81m x 3.38m)

uPVC DG window and radiator

Bedroom 3 (front)

6'9 x 6'7 (2.06m x 2.01m)

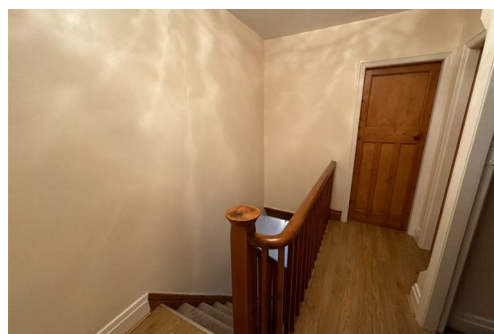
uPVC DG window and radiator

Family Bathroom

Modern white and chrome suite comprising of 'P' shape panelled bath with shower and glass shower screen, pedestal wash hand basin and low level WC. Co ordinated tiled walls and flooring , radiator and uPVC DG window.

Externally

Enclosed yard to the rear, forecourt front garden and larger than average sized garage to the rear.



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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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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13 Osborne Rd

Approximate Gross Internal Area
976 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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