



This would be an excellent purchase for a first time buyer being located in a lovely area of Bishopsgarth, Stockton. The property comes to the market with no forward chain and vacant possession. The ground floor offers an entrance hallway, cloakroom with shower facilities, reception room, dining room, kitchen and a further living area. The upper level has three bedrooms and a bathroom. Externally there is ample parking with a driveway, garage, front and rear gardens.

Marske Lane, Stockton-On-Tees, TS19 8XD
3 Bed - House - Semi-Detached
Chain Free £120,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



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Entrance Hallway
14'5 x 6'1 (4.39m x 1.85m)
Carpet flooring, stairs to upper level, and under stairs cupboard.

Cloakroom
3'8 x 5'10 (1.12m x 1.78m)
W/c, wash hand basin, shaver point, extractor fan, 1 side double glazed window and shower cubicle.

Lounge
14'4 x 8'2 (4.37m x 2.49m)
Carpet flooring, rear double glazed patio doors, beams, 1 side double glazed window, 1 x radiator, spot lights and arch to dining/reception room.

Dining Room
9'10 x 7'4 (3.00m x 2.24m)
Carpet flooring, 1 x radiator, storage cupboard and internal glazed doors to kitchen.

Reception Room
11'3 x 12'1 (3.43m x 3.68m)
Carpet flooring, 1 x front double glazed window and 1 x radiator.

Kitchen
11'3 x 6'8 (3.43m x 2.03m)
Tiled flooring, 1 x rear double glazed window, 1 x rear door, cooker hood, wall and base units.

Landing
8'1 x 6'2 (2.46m x 1.88m)
Carpet flooring, 1 x side double glazed window and loft access

Bedroom
15'7 x 8'5 (4.75m x 2.57m)
Carpet flooring, 1 x radiator and 1 x front double glazed window.

Bedroom
9'3 x 8'3 (2.82m x 2.51m)
Carpet flooring, 1 x radiator and 1 x rear double glazed window.

Bedroom
7'2 x 5'11 (2.18m x 1.80m)
Carpet flooring, 1 x radiator and 1 x front double glazed window.

Bathroom
6'1 x 6'1 (1.85m x 1.85m)
1 x rear double glazed window, w/c, wash hand basin, heated towel rail, Jacuzzi bath and fully tiled.

External
Garage
Driveway
Gardens to the front & rear.



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
			79
		65	
EU Directive 2002/91/EC			