



Set in a private cul-de-sac this property has so much to offer and would be ideal for a first time buyer or an investor. The property is located close to Stockton Town Centre, bus routes and local amenities. The property comprises of an entrance hallway, cloakroom and lounge with patio doors opening out onto the rear garden. The upper level has three bedrooms, family bathroom and the master bedroom having en-suite facilities. Externally there is ample parking with a designated parking bay for residents and visitors.

Densham Drive, Stockton-On-Tees, TS18 3NY

3 Bed - House - End Terrace

£125,000

EPC Rating: C

Council Tax Band:

Tenure: Freehold



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HALLWAY

15'2 x 5'11 (4.62m x 1.80m)

Via front door with carpet flooring, radiator and storage cupboard.

CLOAKROOM

Wash hand basin and WC. Used as storage.

LOUNGE

11'2 x 16'1 (3.40m x 4.90m)

Carpet flooring, double glazed double doors to the rear and two radiators.

KITCHEN

15'2 x 9'9 (4.62m x 2.97m)

Double glazed window to front aspect, double glazed window to side aspect, stainless steel sink and drainer, gas hob, oven and built-in extractor hood, wall and base units and radiator.

LANDING

6'3 x 9'10 (1.91m x 3.00m)

Radiator, carpet flooring, loft access and airing cupboard.

BEDROOM 1

10'8 x 11'3 (3.25m x 3.43m)

Carpet, double glazed window to front aspect and radiator.

EN SUITE

6'3 x 5'10 (1.91m x 1.78m)

WC, shower cubicle, vanity wash hand basin, extractor fan and radiator.

BEDROOM 2

9'10 x 9'4 (3.00m x 2.84m)

Double glazed window to rear aspect, carpet flooring and radiator.

BEDROOM 3

8'11 x 6'5 (2.72m x 1.96m)

Double glazed window to rear aspect, carpet flooring and radiator.

BATHROOM

5'11 x 4'6 (1.80m x 1.37m)

Double glazed window to side aspect, WC, bath, wash hand basin, WC, part tiled and extractor fan.



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		90
(81-91)	B		
(69-80)	C	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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