



A well presented and deceptively spacious two bedroom end terrace house which briefly comprises of entrance hallway, lounge, kitchen/dining area, landing, two bedrooms and shower room/WC. The property benefits from gas central heating, uPVC double glazing, garden to the front, side and there is also an enclosed side patio. The property would be an ideal purchase for first time buyer or rental investor.

Inskip Walk, Hardwick, Stockton-On-Tees, TS19 8EF
2 Bed - House - End Terrace
£85,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Inskip Walk, Stockton-On-Tees, TS19 8EF

ENTRANCE HALLWAY

Via uPVC double glazed entrance door, uPVC double glazed window to the side elevation, Karndean flooring, double radiator, stairs leading to landing, door leading into lounge, door into kitchen/dining area.

LOUNGE

14'10 x 13'0 (4.52m x 3.96m)

uPVC double glazed bow windows to the front and side elevations, double radiator, living flame pebble effect gas fire with fire surround, coving to ceiling.

KITCHEN

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

A white high gloss fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven, integrated fridge and freezer, plumbing for washing machine, double radiator, space for breakfast/dining table, worktop with inset one and a half bowl sink unit with mixer tap and single drainer, uPVC double glazed window to the front elevation, under stairs storage cupboard, uPVC double glazed french doors leading to side patio, coving to ceiling.

LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2 and shower room/WC.

BEDROOM ONE

14'10 x 10'9 (4.52m x 3.28m)

uPVC double glazed window to the front elevation, single radiator, an excellent range of wardrobes with over bed storage, bed side units, dressing table, coving to ceiling.

BEDROOM TWO

10'3 x 8'2 (3.12m x 2.49m)

uPVC double glazed window to the front elevation, single radiator, fitted wardrobes with over bed storage and bed side table, dressing table and built in storage cupboard, coving to ceiling.

SHOWER ROOM/WC

With attractive heritage shower suite comprising of quadrant shower cubicle with shower and sliding doors, wash hand basin with swan neck mixer tap set into vanity unit, low level WC, chrome heated towel rail, uPVC double glazed window to the side elevation.

OUTSIDE

To the front there is a laid to lawn garden which is enclosed via brick built wall with block paved footpath leading to the front entrance door. In addition the block paved footpath leads to the side of the property and via wrought iron gated access leads in turn to an enclosed side block paved patio area adjacent to the french doors from kitchen/dining area.



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		60	75
		EU Directive 2002/91/EC	

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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
 01642 607555
 stockton@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

