



An ideal opportunity for a first time buyer or rental investor to purchase this 2 bedroom mid terrace house, situated close to Stockton High Street and within easy reach of Stockton Train Station. The property benefits from gas central heating via radiators and has a spacious lounge into dining area, in addition to 2 good size bedrooms and an upstairs bathroom/w.c.

The property comprises of entrance vestibule, lounge into dining area, kitchen, landing, 2 bedrooms and bathroom/w.c. Externally there is a good size yard to rear.

**Melbourne Street, Stockton-On-Tees, TS18 1PB**

**2 Bed - House - Mid Terrace**

**£65,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Melbourne Street, Stockton-On-Tees, TS18 1PB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

