



Two bedroom mid terrace property located central to Stockton Town Centre has come to the market with vacant possession and no forward chain. This property would be an ideal investment purchase with the potential 5-8% rental yield. The property comprises of a spacious lounge, kitchen, bathroom and two double bedrooms. Call Smith & Friends to arrange a viewing 01642 607555.

Please note: Additional Photos and floorplan to be added.

**Suffolk Street, Oxbridge, Stockton-On-Tees, TS18 4BA**

**2 Bed - House**

**Chain Free £50,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Suffolk Street, Stockton-On-Tees, TS18 4BA



**Lounge**  
 24'2 x 10'11 (7.37m x 3.33m)  
 Double glazed window to front aspect, double glazed window to rear aspect, stairs to upper floor, three radiators, laminate flooring and spotlights.

**Kitchen**  
 11'7 x 6'8 (3.53m x 2.03m)  
 Double glazed window to rear aspect and door to side aspect.

**Bathroom**  
 8'4 x 6'7 (2.54m x 2.01m)  
 WC, wash hand basin, shower, part tiling, boiler and double glazed window to side aspect.

**Landing**  
 2'10 x 4'9 (0.86m x 1.45m)  
 Split level landing with double glazed window to side aspect and carpet.

**Bedroom**  
 12'9 x 14'1 (3.89m x 4.29m)  
 Two double glazed windows to front aspect, carpet, two radiators, loft access and covered ceiling.

**Bedroom**  
 11'7 x 8'4 (3.53m x 2.54m)  
 Double glazed window to rear aspect, carpet, radiator and covered ceiling.

**External**  
 Rear yard and street parking.



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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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

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