



This spacious three bedroom mature mid terraced house located close Stockton Town Centre has come to the market with Smith & Friends Estate Agents. The property comprises of an entrance hallway, open plan lounge/diner, fitted kitchen, utility area and cloakroom on the ground floor. The upper floor has three bedrooms and fitted bathroom. Ideal purchase for a first time buyer or investor.

Durham Road, Stockton-On-Tees, TS19 0DQ

3 Bed - House - Mid Terrace

£95,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Durham Road, Stockton-On-Tees, TS19 0DQ



ENTRANCE PORCH

Via uPVC front door, flooring.

ENTRANCE HALLWAY

11'1 x 3'3 (3.38m x 0.99m)

Radiator, flooring and stairs to upper level.

CLOAKROOM/WC

5'9 x 2'3 (1.75m x 0.69m)

Wash hand basin, WC and laminate flooring.

LOUNGE

25'2 x 11'8 (7.67m x 3.56m)

Double glazed bay window to front aspect, radiator, carpet flooring, open plan with dining area.

DINING AREA

Carpet flooring, storage cupboard and patio doors.

KITCHEN

17'2 x 8' (5.23m x 2.44m)

Double glazed double doors to rear aspect, coved ceiling, radiator, internal patio doors to dining room, double glazed window to side aspect and archway through to utility.

UTILITY

5'9 x 5'4 (1.75m x 1.63m)

Laminate flooring, wall units and double glazed window to rear aspect.

LANDING

15'9 x 5'10 (4.80m x 1.78m)

Stairs, carpet, loft access, radiator and double glazed window to side aspect.

BEDROOM 1

11'10 x 14'3 (3.61m x 4.34m)

Two double glazed windows to front aspect, radiator, storage cupboard and carpet.

BEDROOM 2

12'10 x 8' (3.91m x 2.44m)

Double glazed window to rear aspect, radiator and carpet.

BEDROOM 3

8'6 x 9'1 (2.59m x 2.77m)

Double glazed window to rear aspect, carpet, radiator and storage cupboard.

BATHROOM

9' x 4'8 (2.74m x 1.42m)

Two double glazed windows to side aspect, bath, wash hand basin and WC.

OUTSIDE

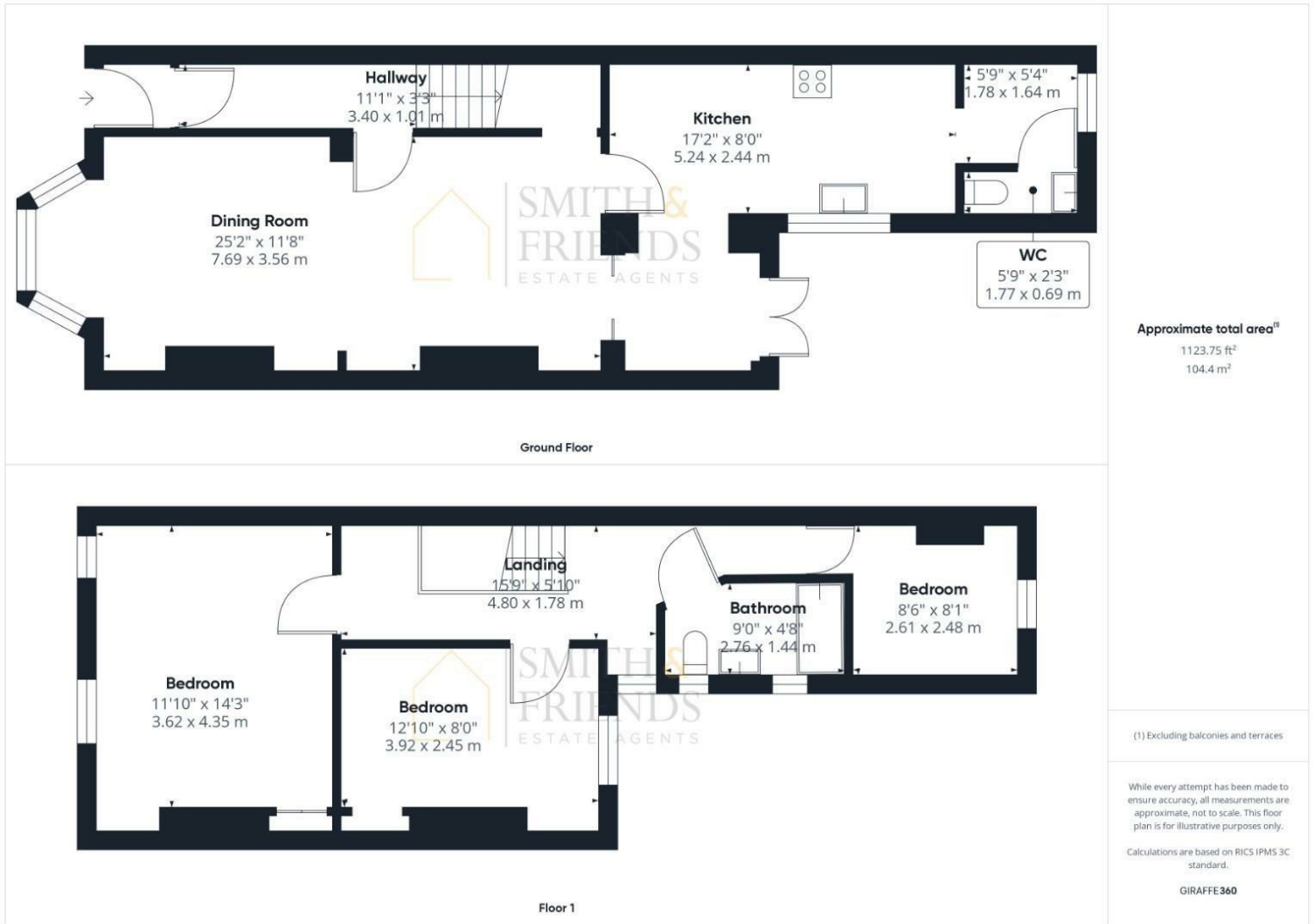
Yard to the rear and street parking to the front.



Durham Road, Stockton-On-Tees, TS19 0DQ



Durham Road, Stockton-On-Tees, TS19 0DQ



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 and conveyancing 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		EU Directive 2002/91/EC	

Current: **52** (D)

Potential: **78** (C)

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

