



This four bedroom house has come to the market with massive potential and space throughout. This property would be an ideal investment property or a first time buyer purchase. Comprising of a spacious entrance hallway, kitchen with breakfast bar area, lounge/diner, cloakroom and utility area on the ground floor. The upper floor offers four bedrooms and a family bathroom with storage. Externally the rear garden is an excellent size which is mainly laid to lawn. Located close to bus route, shops and local amenities Dunmail Road is ready to buy having the advantage of no forward chain and vacant possession.

Dunmail Road, Stockton-On-Tees, TS19 0AG

4 Bed - House - Mid Terrace

£95,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Dunmail Road, Stockton-On-Tees, TS19 0AG



HALLWAY

6' x 10'7 (1.83m x 3.23m)

Via front door with radiator, carpet and stairs to upper level.

WC

2'11 x 4'7 (0.89m x 1.40m)

Double glazed window to rear aspect and WC.

LOUNGE/DINER

10'10 x 21'5 (3.30m x 6.53m)

Double glazed bay window to front aspect, double glazed window to rear aspect, two radiators, carpet and fire with surround.

KITCHEN

12'6 x 8'1 (3.81m x 2.46m)

Flooring, door to rear aspect, double glazed window to rear aspect, part tiling, breakfast bar and radiator.

UTILITY

9'6 x 14'5 (2.90m x 4.39m)

Storage, radiator, sink, door to front aspect and double glazed window to front aspect.

LANDING

9'1 x 2'8 (2.77m x 0.81m)

Carpet and loft access.

BEDROOM 1

14'4 x 10'7 (4.37m x 3.23m)

Double glazed window to front aspect, carpet, radiator and bulk head.

BEDROOM 2

12'6 x 8'2 (3.81m x 2.49m)

Double glazed window to front aspect, laminate flooring and radiator.

BEDROOM 3

9'6 x 10'10 (2.90m x 3.30m)

Double glazed window to rear aspect, carpet and radiator.

BEDROOM 4

8' x 8'6 (2.44m x 2.59m)

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

BATHROOM

6'4 x 5'5 (1.93m x 1.65m)

Tiled flooring, double glazed window to rear aspect, shower, wash hand basin, WC, radiator, fully tiled walls and storage cupboard.



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Approximate total area⁽¹⁾
1001.9 ft²
93.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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			82
(81-91) B			
(69-80) C		70	
(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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