



Located close to Stockton Town Centre this property is spacious throughout and comes to the market with no forward chain. Comprising of an entrance hallway, lounge/dining room and kitchen to the ground floor. The upper level offers two double bedrooms, bathroom with walk in shower facilities and loft access with drop down ladder. External: Rear yard and street parking to the front of the property.

**Hampton Road, Oxbridge, Stockton-On-Tees, TS18 4DU**  
**2 Bed - House**  
**£60,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Hampton Road, Stockton-On-Tees, TS18 4DU

## Hallway

Carpet and stairs to upper.

## Lounge

11'10" x 11'6" (3.63 x 3.53)

1 x front double glazed window and carpet flooring.

Arch through to dining room.

## Dining Room

11'6" x 9'10" (3.53 x 3.02)

1 x rear double glazed window and carpet flooring.

## Kitchen

4.62 x 1.9 (1.22m.18.90m x 0.30m.2.74m)

1 x side double glazed window, storage cupboard and 1 x side double glazed door.

## Landing

Carpet flooring and drop down ladder to loft room.

## Bedroom

15'1" x 12'0" (4.6 x 3.66)

1 x front double glazed window and carpet flooring.

## Bedroom

10'0" x 8'7" (3.07 x 2.64)

1 x rear double glazed window and carpet flooring.

## Wet Room

7'1" x 6'7" (2.16 x 2.03)

1 x side double glazed window, w/c, wash hand basin and walk in shower.

## Loft Room

Drop down stairs and double glazed window.

## External

Street parking and rear external yard.



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) 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		63	80
		EU Directive 2002/91/EC	

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