



A spacious mid terrace house located in Ezard Street is close to shops, bus route and local amenities. The property is very spacious throughout comprising on an entrance hallway, open plan lounge/diner, gallery kitchen and bathroom on the ground floor. The upper level offers three excellent size bedrooms and spacious landing area. External: Street parking and generous yard to the rear of the property.

This property comes to the market with no forward chain and vacant possession.

**Ezard Street, Stockton-On-Tees, TS19 0BZ**

**3 Bed - House - Mid Terrace**

**£80,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Ezard Street, Stockton-On-Tees, TS19 0BZ

## ENTRANCE HALLWAY

Via uPVC entrance door with single radiator, stairs leading to landing and doors leading into lounge and kitchen.

## LOUNGE

11'10 x 11'7 (3.61m x 3.53m)

uPVC double glazed window to the front elevation, single radiator, electric living flame fire, leading through to dining area.

## DINING AREA

12'11 x 9'6 (3.94m x 2.90m)

uPVC double glazed window to the rear elevation, single radiator.

## KITCHEN/BREAKFAST ROOM

15'6 x 6'9 (4.72m x 2.06m)

A fitted kitchen with a range of wall floor and drawer units incorporating a electric hob which is built into worktop with electric oven, extractor hood over hob, worktop also has stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, space for fridge freezer, breakfast table, single radiator, uPVC double glazed window to the side elevation, uPVC double glazed door leading to side access in turn to the rear yard, door leading to rear lobby.

## REAR LOBBY

With built in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property and door leading to bathroom/WC

## BATHROOM/WC

With bathroom suite comprising of bath with electric over bath shower and folding splash screen, pedestal wash hand basin, low level WC, single radiator, uPVC double glazed window to the side elevation.

## LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2,3.

## BEDROOM ONE

15'4 x 11'6 (4.67m x 3.51m)

uPVC double glazed window to the front elevation, double radiator, built in alcove storage cupboard.

## BEDROOM TWO

12'7 x 9'8 (3.84m x 2.95m)

uPVC double glazed window to the rear elevation, single radiator, built in storage cupboard

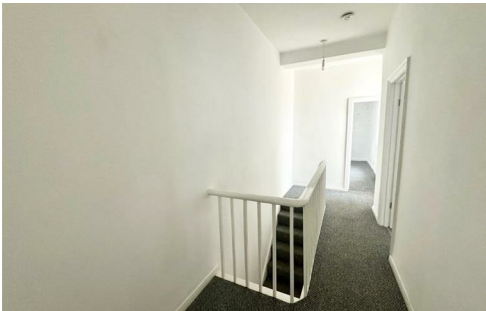
## BEDROOM THREE

16'1 x 6'11 (4.90m x 2.11m)


uPVC double glazed window to the side elevation, double radiator.

## OUTSIDE

To the rear there is an enclosed rear yard which is a good size with timber gated access to the rear.



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	81
(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			
England & Wales		EU Directive 2002/91/EC	

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