



*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET ***

NEW TO THE MARKET, this lovely two bedroom mid-terraced family home, located within the popular area of Oxbridge, Stockton-on-Tees. Perfect purchase for a First Time Buyer or an Investor for Buy-to-Let. The property is ideally positioned for families, with nearby schools, including Oxbridge Junior School and Ian Ramsey and The Grange Schools for senior pupils.

The Property briefly comprises of; an Entrance Porch, leading into a Inner Hallway, Lounge and Dining Room. To the rear of the property you will find a refurbished kitchen, with integrated electric Oven and Hob and a separate utility/Pantry Room, which provides access to the rear yard.

The first floor provides; a Landing, with a Good Sized Master Bedroom to the front of the property with a separate room diving the landing and master bedroom, which would be great for a Study or Small Bedroom/Walk-in Wardrobe. In addition, the property has a Second Bedroom and a Modern Three Piece Family Bathroom.

Externally, the property has a rear yard and plenty of on-street parking.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

Kensington Road, Stockton-On-Tees, TS18 4DQ

2 Bed - House - Mid Terrace

£99,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Kensington Road, Stockton-On-Tees, TS18 4DQ



GROUND FLOOR

Entrance Porch

4'5" x 3'1" (1.37m x 0.96m)

Hallway

10'2" x 3'0" (3.12m x 0.92m)

Living Room

11'4" x 11'1" (3.47m x 3.38m)

Dining Room

13'3" x 11'2" (4.04m x 3.42m)

Kitchen

11'3" x 7'0" (3.45m x 2.15m)

Utility Room

6'2" x 6'5" (1.89m x 1.98m)

FIRST FLOOR

Landing

8'7" x 7'4" (2.64m x 2.24m)

Bedroom 1

11'6" x 13'7" (3.52m x 4.15m)

Bedroom 2

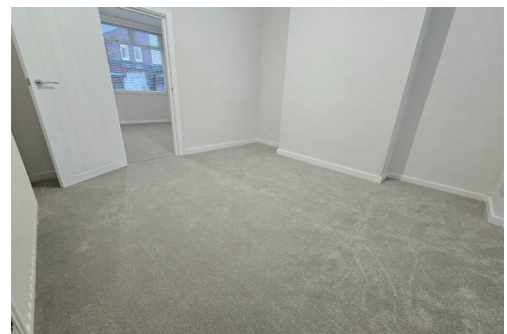
11'3" x 8'6" (3.44m x 2.61m)

Spare Room / Study

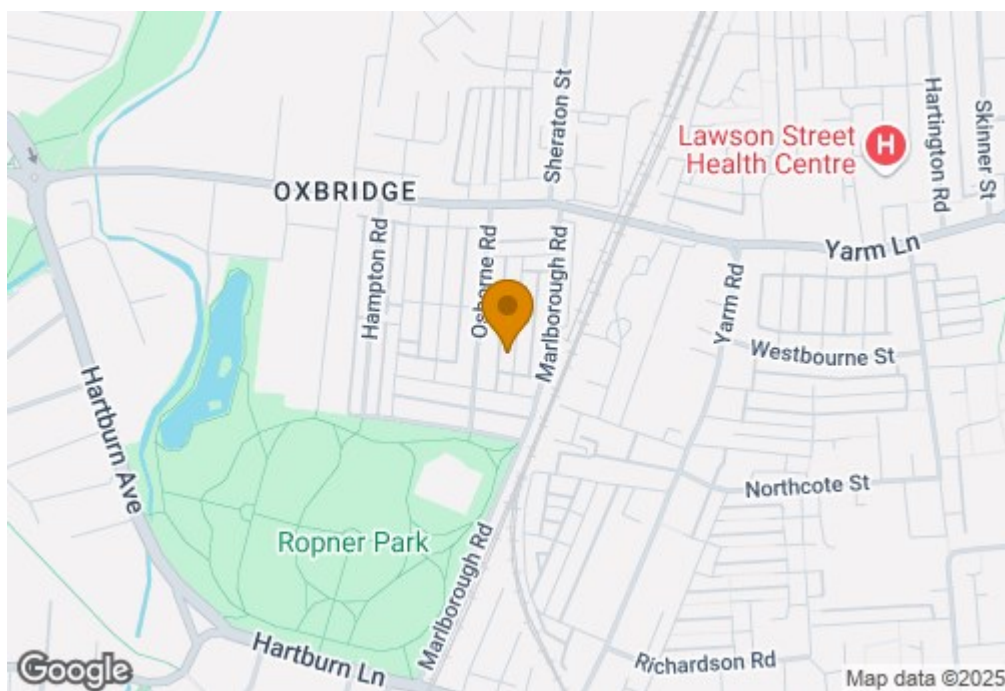
6'0" x 5'11" (1.85m x 1.81m)

Family Bathroom

7'10" x 7'4" (2.41m x 2.24m)



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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			<div>85</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		<div>66</div>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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