



This recently refurbished three bedroom mid terrace house has come to the market with Smith & Friends Estate Agents with no forward chain and vacant possession. The property is ready to move straight into with no major works required making it the perfect first time buyer or investment purchase. Comprising of an entrance hallway, spacious lounge with a modern fitted electric wall fire, modern fitted kitchen and separate dining room on the ground floor. The upper level offers three bedrooms, bathroom and separate w/c. External: The rear garden is laid to lawn with an outhouse, front garden and parking to the front of the property. Location: Situated close to shops, local amenities, schools, bus routes and walking distance to North Tees Hospital. Well Presented Throughout !!!!!

**Ketton Road, Stockton-On-Tees, TS19 8BP**

**3 Bed - House - Mid Terrace**

**£105,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Ketton Road, Stockton-On-Tees, TS19 8BP**



**ENTRANCE HALLWAY**

**13'3 x 6' (4.04m x 1.83m)**

uPVC double glazed front door with double glazed panel, carpet, radiator, stairs to upper level.

**LOUNGE**

**13'1 x 11'9 (3.99m x 3.58m)**

Double glazed window to front aspect, carpet, electric fire and surround.

**DINER**

**9' x 8'10 (2.74m x 2.69m)**

Double glazed window to rear aspect, radiator.

**KITCHEN**

**9' x 9' (2.74m x 2.74m)**

Double glazed window to rear aspect, uPVC double glazed door to rear aspect, radiator, gas hob and oven, stainless steel sink and drainer.

**LANDING**

**3'6 x 6'1 (1.07m x 1.85m)**

Carpets, loft access, cupboard.

**BEDROOM ONE**

**11'2 x 10'1 (3.40m x 3.07m)**

Double glazed window to front aspect, radiator, carpet, built-in wardrobe.

**BEDROOM TWO**

**9'3 x 9'10 (2.82m x 3.00m)**

Double glazed window to rear aspect, radiator, carpet, built-in wardrobes.

**BEDROOM THREE**

**7'11 x 7'10 (2.41m x 2.39m)**

Double glazed window to front aspect, carpet, radiator.

**BATHROOM**

**5'5 x 5'1 (1.65m x 1.55m)**

Double glazed window to rear aspect, bath, shower, wash hand basin, heated towel rail.

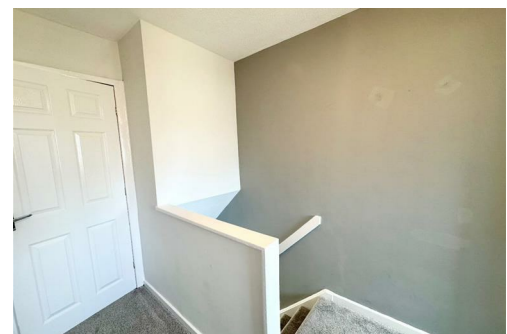
**SEPARATE WC**

**5'5 x 2'8 (1.65m x 0.81m)**

Double glazed window to rear aspect, WC.

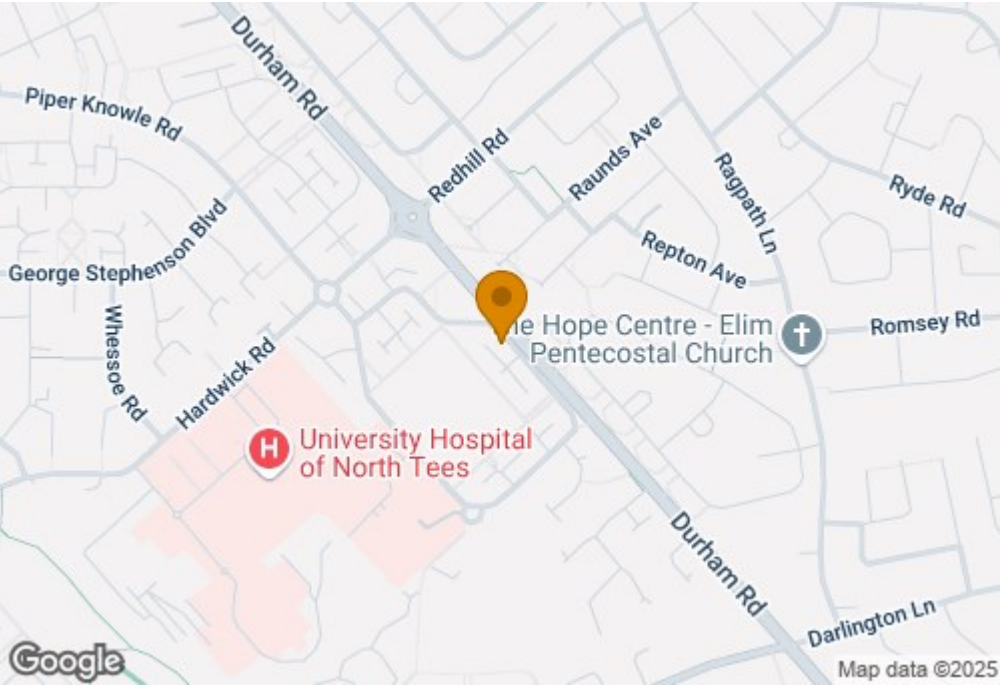
**OUTSIDE**

Rear garden with lawned area and out house. Parking to the front of the property.





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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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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