

Close to North Tees Hospital this THREE bedroom mid terrace house has come to the market. Comprising of spacious lounge to the front of the property, open plan kitchen/dining area with double doors leading out to the rear garden. The upper level offers three bedrooms, with the master bedroom having fitted robes and a family bathroom. External: Generous rear garden which is mainly laid to lawn and a patio/seating area. Ample street parking. Location: Close to the hospital is an advantage with shops, schools and local amenities are in walking distance.

Dinsdale Road, Stockton-On-Tees, TS19 8NB

3 Bed - House - Mid Terrace

£99,999

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Dinsdale Road, Stockton-On-Tees, TS19 8NB



LOUNGE

19'8 x 11'3 (5.99m x 3.43m)

Double glazed front door, laminate flooring, two radiators, double glazed bay window to front aspect, fire and surround, stairs to upper level.

KITCHEN

19'8 x 9'8 (5.99m x 2.95m)

Open plan with dining area, laminate flooring, radiator, double glazed doors to rear aspect, part tiled floor, double glazed window to rear aspect.

LANDING

2'7 x 6'11 (0.79m x 2.11m)

Carpet, loft access, storage cupboard.

BEDROOM ONE

12'10 x 11'7 (3.91m x 3.53m)

Double glazed window to front aspect, fitted wardrobes, carpet.

BEDROOM TWO

14'2 x 9'10 (4.32m x 3.00m)

Double glazed window to rear aspect, radiator, fitted wardrobes, carpet.

BEDROOM THREE

11'1 x 8'6 (3.38m x 2.59m)

Double glazed window to front aspect, carpet.

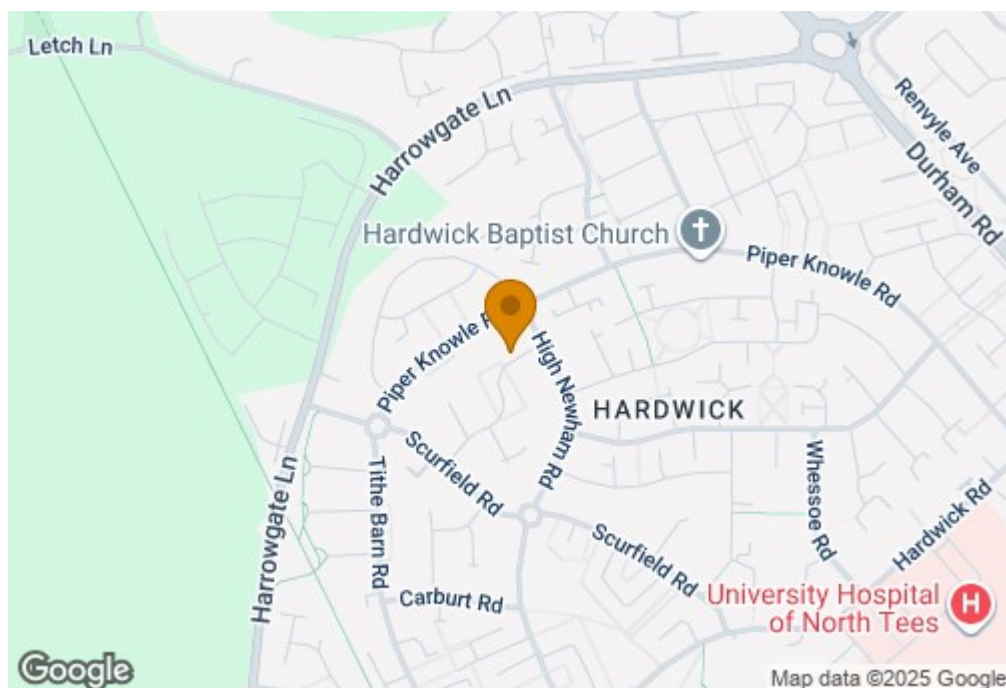
BATHROOM

8' x 5'5 (2.44m x 1.65m)

Double glazed window to rear aspect, bath with shower over, wash hand basin, WC, radiator, partly tiled, flooring.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
914 ft²
84.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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