



This beautiful two bedroom property has come to the market ready to move straight into. An ideal purchase for a first time buyer or an investor. In an excellent location close to the University Campus, shops, local amenities and walking distance to David Lloyds Leisure Club. Comprising on the ground floor there is an entrance hallway with storage, cloakroom, generous modern kitchen and lounge located to the rear of the property. The upper level offers two double bedrooms with the master bedroom having ensuite facilities and a main bathroom. External: Parking and a generous rear garden mainly laid to lawn and patio area. Please call 01642 607555 to arrange a viewing.

Ivy Drive, Stockton-On-Tees, TS18 2SH

2 Bed - House - Terraced

£160,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Ivy Drive, Stockton-On-Tees, TS18 2SH



ENTRANCE HALLWAY

10'3 x 4'6 (3.12m x 1.37m)

Front door, double storage cupboard, radiator, carpet flooring.

CLOAKROOM

7'8 x 3'2 (2.34m x 0.97m)

Wash hand basin, WC, radiator.

LOUNGE

13'7 x 12'7 (4.14m x 3.84m)

Double glazed doors to rear aspect, stairs to upper level.



KITCHEN

13' x 8'10 (3.96m x 2.69m)

Double glazed window to front aspect, radiator, spot lights, white modern fitted kitchen.



LANDING

7'5 x 3'11 (2.26m x 1.19m)

Carpet, storage, radiator, loft.

BEDROOM ONE

11'1 x 12'6 (3.38m x 3.81m)

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

EN SUITE

9'4 x 3'2 (2.84m x 0.97m)

Double glazed skylight in ceiling, shower cubicle, wash hand basin, WC.



BEDROOM TWO

9'6 x 12'7 (2.90m x 3.84m)

Double glazed window to rear aspect, radiator, carpet, storage cupboards.



BATHROOM

5'8 x 7'10 (1.73m x 2.39m)

Bath, shower, wash hand basin, WC, partly tiled.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
772 ft²
71.7 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		
(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	EU Directive 2002/91/EC	

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