



SMITH AND FRIENDS are delighted to market this chain free one bedroom ground floor flat. This property offers accommodation comprising of entrance hallway, lounge into kitchen, bedroom and bathroom/WC. In addition the property has an allocated parking space

An ideal opportunity for a rental investor or first time buyer to purchase this smart and well presented . The Tenure is Leasehold.

138 YEARS REMAINING AS OF 2023. Service Charge: £1200p.a Ground Rent £150.18 p.a

For a viewing contact ROBINSONS TEES VALLEY - Estate agents Ingleby Barwick

In Association with SMITH & FRIENDS Ltd.

Pennyroyal Road, Stockton-On-Tees, TS18 3TY

1 Bed - Flat

£85,500

EPC Rating: C

Council Tax Band A

www.smith-and-friends.co.uk



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Open Plan Lounge
18'6 x 9'9 (5.64m x 2.97m)

Bedroom One
12'10 x 9'0 (3.91m x 2.74m)

Bathroom
6'8" x 5'6"

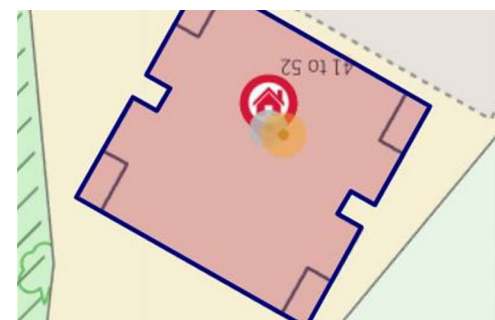


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	79
(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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