



Stockton Road, TS25 1JW
2 Bed - House - Mid Terrace
£95,950

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



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*****REDUCED*****Extended and well presented, this two bedroom terraced home would make an ideal first purchase. With good sized rooms and a remodelled layout, this property comes with viewing strongly recommended. The accommodation briefly comprises of: entrance porch opening into the hallway, the light and airy lounge has a large bay window to the front and 'living flame coal' effect gas fire with modern surround. The adjoining dining room has French doors opening onto the rear patio. The recently refitted breakfast kitchen has a comprehensive range of wall, base and drawer units with integrated appliances and leads to the inner lobby and versatile downstairs shower room/utility. To the first floor there are two double bedrooms and a stunning white and chrome refitted bathroom, with a separate WC. Externally, the property benefits from a walled front garden, while the generous rear garden is fully enclosed with a good sized lawn and paved patio area.

GROUND FLOOR

PORCH

uPVC double glazed glass panelled door, door into hallway.

HALLWAY

Staircase to first floor landing.

LOUNGE

18'2 x 11'6 (5.54m x 3.51m)

uPVC double glazed bay window to the front, 'living flame coal' effect gas fire with modern surround, radiator, arch through to the dining area.

DINING ROOM

8'7 x 7'8 (2.62m x 2.34m)

uPVC double glazed French doors opening onto the rear garden, radiator.

KITCHEN

15'9 x 8'4 (4.80m x 2.54m)

Dual aspect with a range of modern high gloss wall, base and drawer units with matching work surfaces, inset stainless steel sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine, integrated fridge and freezer.

REAR LOBBY

Large under stairs storage, radiator.

UTILITY/SOWER ROOM/WC

Walk-in shower cubicle, pedestal wash hand basin, low level WC, two uPVC double glazed opaque windows, plumbing for washing machine. .

FIRST FLOOR

LANDING

uPVC double glazed window to rear.

BEDROOM 1

12'8 x 10'2 (3.86m x 3.10m)

uPVC double glazed window to rear, radiator.

BEDROOM 2

12'4 x 10'9 (3.76m x 3.28m)

uPVC double glazed bay window to front, fitted wardrobes, radiator.

FAMILY BATHROOM

Modern white and chrome suite comprising: panelled bath with shower over and pedestal wash hand basin; co-ordinated tiled walls, radiator, uPVC double glazed window to rear.

SEPERATE TOILET

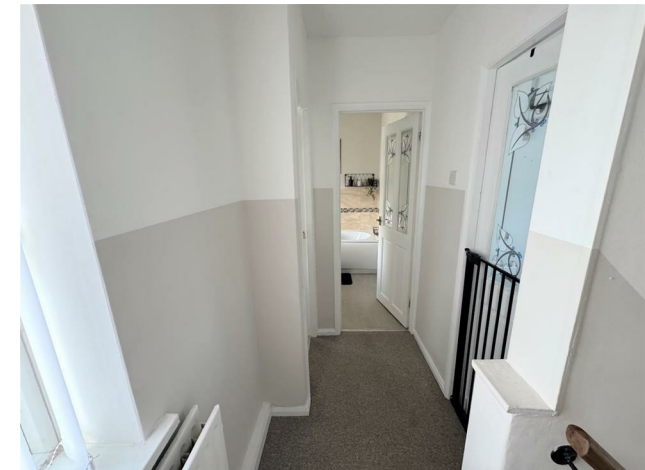
White low level WC, uPVC double glazed window.

EXTERNALLY

Benefitting from a walled front garden, while the generous rear garden is fully enclosed with a good sized lawn and paved patio area.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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