



31 MYRTLE ROAD, STOCKTON-ON-TEES, TS19 0JW

Offers In Excess Of £100,000

Situated close to Stockton town centre and within a popular development we offer for sale a superb **TWO BEDROOMED** semi-detached property that has been upgraded, much improved and in ready to move into order and we are sure to have great appeal to a number of buyers. For those looking for their first home can rest assured that there is no work to do, simply move in and enjoy. Or for a landlord looking for a great investment opportunity.



The accommodation is spacious throughout and feels like and bright. There is a generous lounge and sizeable refitted kitchen with modern gloss units and appliances. To the first floor there are two double bedrooms and an upgraded bathroom/WC. Externally the property sits in gardens to the front and rear.

Stockton-On-Tees is a vibrant market town with great transport links towards Teesside and Darlington and having a train station to take you further afield. The property is available with no onward chain and is warmed by gas central heating and fully double glazed.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE VESTIBULE
UPVC entrance door with staircase to the first floor.

LOUNGE
14'5" x 12'10" (4.41 x 3.93)
A large window overlooks the front aspect and leads through to the kitchen and diner.

KITCHEN & DINER
12'10" x 7'11" (3.92 x 2.42)
Upgraded and fitted with grey gloss cabinets with marble effect worksurfaces and stainless steel sink unit. There is an integrated electric oven and hob and plumbing for automatic there is a window to the rear and a door through to the side and cloaks/WC

CLOAKS/WC
Handy ground floor cloaks/WC. There is also a storage cupboard opposite with a wall mounted central heating boiler.

FIRST FLOOR

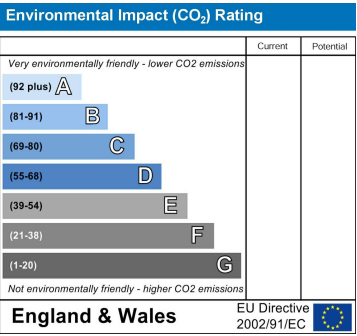
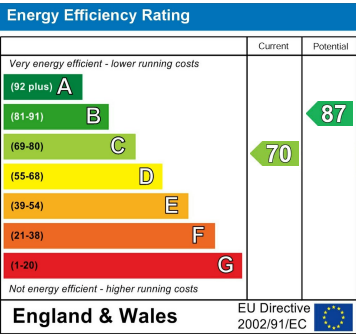
LANDING
Leading to both bedrooms and to the bathroom/WC. There is access to the attic area which has a pull down ladder and is insulated.

BEDROOM ONE
12'11" x 12'0" (3.94 x 3.68)
A generous double bedroom with a large built in cupboard and overlooking the front aspect.

BEDROOM TWO
10'8" x 9'6" (3.26 x 2.90)
A second double bedroom this time overlooking the rear aspect.

BATHROOM/WC
Comprising a P shape bath with mains fed waterfall shower. The handbasin is positioned within a vanity storage cabinet and there is a WC.

EXTERNALLY
The property has a driveway and enclosed front garden. The rear garden is of a good size and mainly laid to lawn. There is a brick storage shed with electrics.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

