



Kensington Road
Stockton-On-Tees TS18 4DQ
£80,000

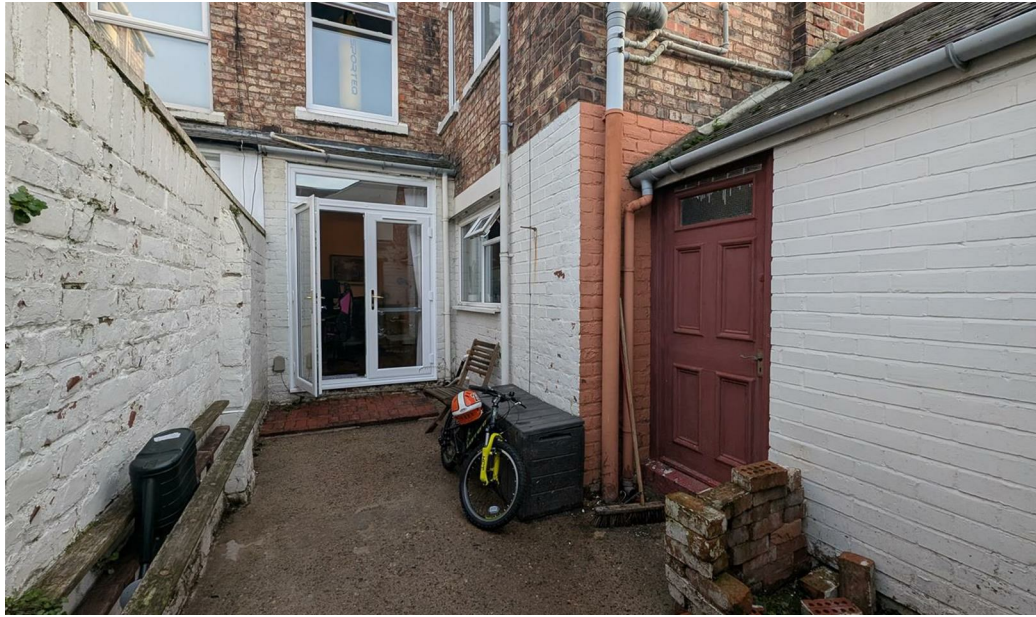




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Kensington Road

Stockton-On-Tees TS18 4DQ



- Two Bedroom Terrace
 - Modern Kitchen
 - Council Tax Band A
- Oxbridge Area of Stockton
 - Enclosed Yard to Rear
 - Epc Rating D
- Close to Travel and Transport Links
 - Well Presented
 - Ideal Investment Opportunity

Kensington Road in Stockton-On-Tees, this delightful terraced house presents an excellent opportunity for both first-time buyers and savvy investors alike. With two well-proportioned bedrooms, this property is designed to offer comfort and practicality.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and stylish finishes, making it a joy to cook. The layout of the home is both functional and appealing, ensuring that every corner is utilised effectively.

The property also boasts a rear yard, perfect for catching a breathe of fresh air. Well presented throughout, this house is ready for you to move in and make it your own. Its prime location on Kensington Road offers easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living.

In summary, this two-bedroom terraced house is an ideal investment opportunity or a perfect starter home for those looking to settle in a vibrant community. Don't miss the chance to view this charming property and envision the possibilities it holds for you.

Entrance Hall
Upvc door to front and staircase to first floor landing, laminate flooring and storage.

Lounge
10'8" x 11'7" (3.27 x 3.55)
Upvc double glazed bay window to front, coving to ceiling, feature fireplace with marble back and hearth and radiator.

Dining Room
13'3" x 11'2" (4.04 x 3.42)
Upvc double glazed French doors to rear and radiator.

Kitchen
11'5" x 6'9" (3.49 x 2.07)
Upvc double glazed window to side, fitted with wall, base and drawer units and contrasting oak worktops. One and a half bowl stainless steel sink with mixer tap, space for a cooker and washing machine. Under stairs storage and vinyl flooring.

Utility
Upvc door to side and space for a freezer and tumble dryer.

First Floor Landing
Fitted wardrobes with sliding mirrored doors.

Bedroom One
13'6" x 11'6" (4.13 x 3.53)
Upvc double glazed window to front and radiator.

Bedroom Two
11'2" x 8'4" (3.42 x 2.55)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled bath with mixer and spray. W.c, wash hand basin and part tiled walls.

Externally
To the rear there is an enclosed yard with gated access.

Tenure
Freehold

Property Details
Local Authority: Stockton-on-tees
Council Tax Band: A
Annual Price: £1,646
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.02 acres
Mobile coverage

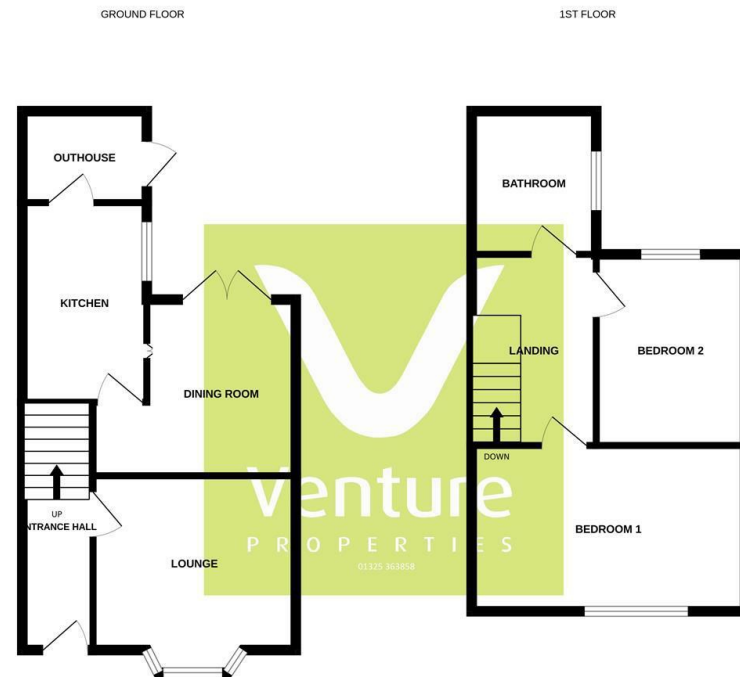
EE
Vodafone
Three

C2
Broadband

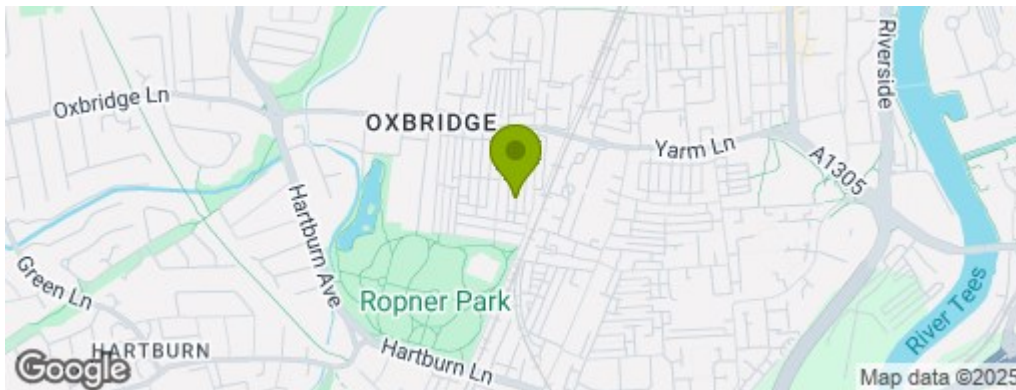
Basic
16 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of details, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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