







Smith & Friends are delighted to offer FOR SALE WITH A SITTING TENANT this deceptively spacious and well-presented TWO BEDROOM MID-TERRACED PROPERTY, offering an excellent opportunity for a buy-to-let investor looking to acquire an established rental property.

The home is presented in good decorative order throughout and offers generously proportioned accommodation, with notable features including an impressive 24ft lounge/dining room, 17ft fitted kitchen, fitted wardrobes to both bedrooms, gas central heating and uPVC double glazing.

The accommodation is entered via a welcoming entrance hallway which leads through to the particularly spacious 24ft lounge/dining room, providing ample room for both lounge and dining furniture. The generous 17ft fitted kitchen is equipped with a range of units to base and wall level with space for freestanding appliances.

To the first floor, the landing provides access to two well-proportioned bedrooms, both of which benefit from fitted wardrobes offering useful storage. The accommodation is completed by the bathroom, which is fitted with a white suite and includes an electric shower.

St. Bernard Road, Stockton-On-Tees, TS18 1HL
2 Bed - House
Chain Free £70,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

St. Bernard Road, Stockton-On-Tees, TS18 1HL

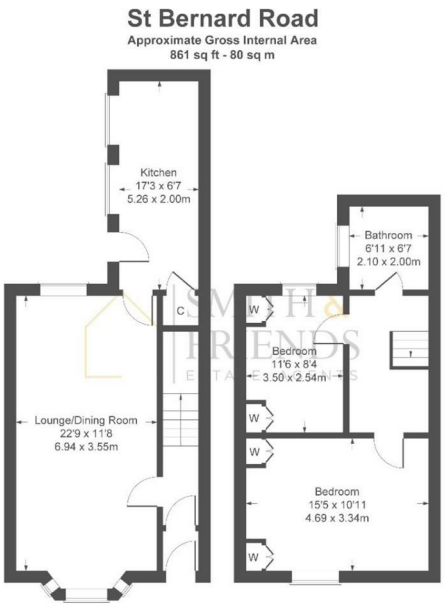


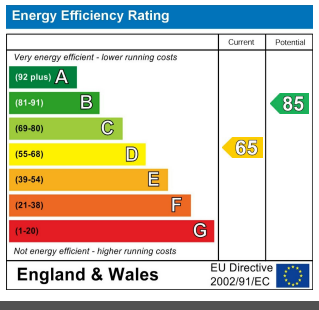












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

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