



Kensington Road has come to the market with no forward chain and vacant possession making it easy to move straight into. The property is located in a popular area and is close to Oxbridge Lane school, shops, local amenities and Ropner Park. Recently decorated and fresh carpets the mid-terrace house comprises of an entrance hallway, open plan lounge/diner, fitted kitchen and a modern bathroom with a walk in shower on the ground floor. The upper level offers two double bedrooms and a spacious landing. Externally : Rear enclosed yard and street parking. Please call SMITH & FRIENDS ESTATE AGENTS to arrange a viewing on 01642 607555.

**Kensington Road, Oxbridge, Stockton-On-Tees, TS18 4DQ**  
**2 Bed - House - Terraced**  
**Chain Free £75,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Kensington Road, Stockton-On-Tees, TS18 4DQ

## Entrance Hallway

10' x 3' (3.05m x 0.91m)

1 x front entrance door, carpet flooring, stairs to upper and 1 x radiator.

## Lounge/Diner

22'8 x 10'6 (6.91m x 3.20m)

1 x front and 1 x rear double glazed window. Carpet flooring and 1 x radiator.

## Kitchen

13' x 6'8 (3.96m x 2.03m)

1 x side double glazed window, under stairs cupboard and 1 x radiator.

## Lobby

2'9 x 4'10 (0.84m x 1.47m)

Side access door.

## Bathroom

6' x 6'2 (1.83m x 1.88m)

Walk in shower, w/c, wash hand basin, 1 x radiator and 1 x side double glazed window.

## Landing

12' x 5'3 (3.66m x 1.60m)

Carpet flooring, loft access and 1 x rear double glazed window.

## Bedroom

10'2 x 14'1 (3.10m x 4.29m)

1 x front double glazed window, carpet flooring and 1 x radiator.

## Bedroom

12'1 x 8'4 (3.68m x 2.54m)

1 x rear double glazed window, carpet flooring and 1 x radiator.

## External

Enclosed rear yard and street parking to the front of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(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, 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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