



Oulston Road,
Offers In Excess Of £165,000



Reeds Rains

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Oulston Road, Stockton-On-Tees, Cleveland
Offers In Excess Of £165,000

Simply stunning Refurbished and upgraded semi detached home* Offered for sale with no chain* Three Bedrooms and Two Reception rooms* Refurbished Kitchen and Bathroom* Impressive size South Facing garden which is not overlooked* **VIEWINGS AND OFFERS ARE INVITED**

AGENTS NOTE

VIEWINGS AND OFFERS ARE INVITED on this semi detached home which comes to the market chain free. Having undergone a programme of refurbishment, this home is sure to impress any buyer. On entering the property this home offers an entrance hall with stairs to the first floor. The lounge features a fireplace and bay window flooding the room with natural light. Open plan from the lounge is the dining room which takes advantage of the South facing rear garden aspect. Completing the ground floor accommodation is the kitchen which has been refitted with an excellent range of base and wall units, drawers and work surfaces and includes a range of integrated appliances. Moving through the accommodation and up to the first floor there are three bedrooms which are served by the refurbished bathroom/ Wc including shower. Stepping outside there is an enclosed front garden with block paved drive leading to the garage. To the rear is a larger than average

South facing enclosed garden which is not overlooked. Oulston Road is well placed for local amenities and educational requirements for all age groups. There is a good range of shopping facilities within the vicinity and access to commuting routes throughout Teesside and beyond. Early inspection is highly recommended to fully appreciate.

ENTRANCE HALL

LOUNGE

3.81m (max) x 3.32m (plus bay) (12'6" (max) x 10'11" (plus bay))

DINING ROOM

3.57m x 3.44m (11'9" x 11'4")

KITCHEN

3.46m x 2.67m (11'4" x 8'9")

FIRST FLOOR LANDING

BEDROOM 1

3.33m (plus bay) x 3.54m (10'11" (plus bay) x 11'8")

BEDROOM 2

3.63m x 3.54m (11'11" x 11'8")

BEDROOM 3

2.03m x 2.13m (6'8" x 7'0")

BATHROOM/ WC

2.65m x 2.52m (8'8" x 8'3")

EXTERNALLY

FLOORPLAN

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.



For full EPC please contact the branch

All Measurements

All Measurements are Approximate

Laser Tape Clause

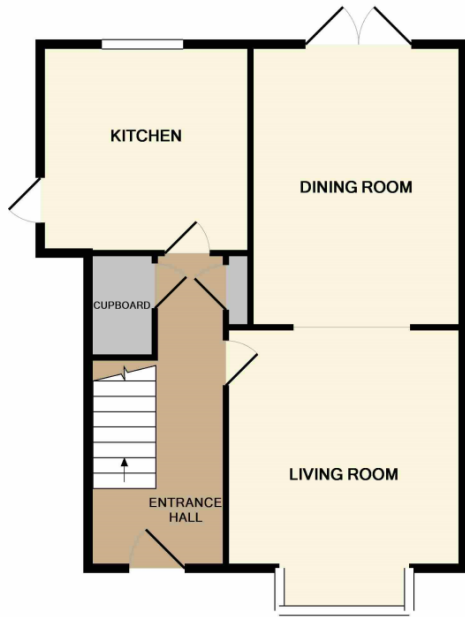
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

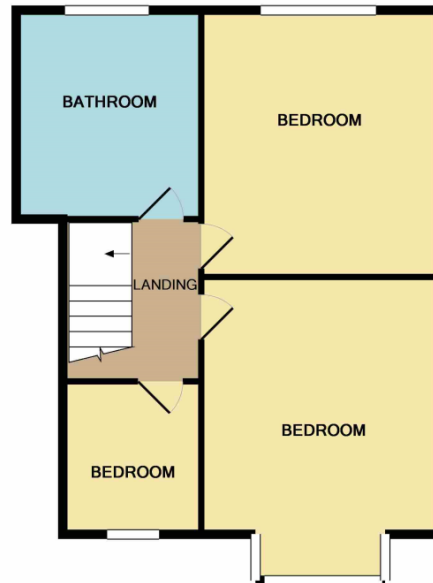
BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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