



Offered for sale with no forward chain and vacant possession, this well-presented two-bedroom home provides an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises an inviting entrance hallway leading into a spacious and comfortable lounge, which benefits from a staircase rising to the first floor. To the rear of the property is a fitted kitchen, offering a range of wall and base units with ample space for everyday cooking and dining, as well as access to the rear garden.

To the first floor, the property offers two generously sized double bedrooms, both providing comfortable living space, together with a family bathroom fitted with a three-piece suite.

Externally, the property enjoys a fully enclosed rear garden, ideal for relaxing, entertaining, or family use. In addition, there is the benefit of a detached garage, providing useful storage or secure off-road parking.

Conveniently situated close to a range of local shops, well-regarded schools, and everyday amenities, the property also benefits from excellent transport links, making it an ideal choice for commuters. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Biddick Close, Elm Tree, Stockton-On-Tees, TS19 0UJ

2 Bed - House - Mid Terrace

£120,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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HALLWAY
3'8" x 3'2" (1.127m x 0.985m)
Front entrance door, laminate flooring.

LOUNGE
12'0" x 15'5" (3.664m x 4.71m)
Double glazed window to front aspect, flooring, radiator, stairs to first floor.

KITCHEN
12'1" x 11'7" including cupboard (3.692m x 3.536m including cupboard)
Double glazed window to rear aspect, double glazed door to rear, laminate flooring, radiator, under stairs cupboard.

LANDING
Carpet.

BEDROOM ONE
10'1" x 12'1" (3.087m x 3.694m)
Double glazed window to front aspect, radiator, coved ceiling.

BEDROOM TWO
8'11" x 12'1" (2.723m x 3.687m)
Double glazed window to rear aspect, radiator, coved ceiling.

BATHROOM
8'10" x 5'0" (2.703m x 1.540m)
Bath, shower, wash hand basin, WC, heated towel rail, loft access, spot lights, cupboard.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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