

Perfect first time buyer purchase with no work required this beautiful two bedroom home is situated and tucked back in the corner of the cul-de-sac. Come to the market with no forward chain and vacant possession the property has so much to offer internally and externally. Comprising of an entrance hallway, spacious lounge, an open plan fitted kitchen and orangery to the rear of the property. The upper level offers two bedrooms with fitted robes and a modern, high specification bathroom suite. External: An enclosed rear garden, laid to lawn and a detached garage. Location: Village location with a local school and shop. Please call SMITH & FRIENDS ESTATE AGENTS to arrange a viewing on 01642 607555.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

St. Johns Park, Stockton-On-Tees, TS21 1NT

2 Bedroom - House - Semi-Detached

Chain Free £155,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: B



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Entrance Hallway

4'1 x 12'8 (1.24m x 3.86m)

Flooring and front entrance door.

Lounge

14'2 x 12'8 (4.32m x 3.86m)

Carpet flooring, stairs to upper level, understairs cupboard, 1 x front double glazed window and 1 x radiator.

Kitchen

6'8 x 12'7 (2.03m x 3.84m)

Storage cupboard, integrated appliances, open plan with orangery, electric hob, a range of wall and base units. Tiled flooring, spotlights and 1 x radiator.

Orangery

8'9 x 11'9 (2.67m x 3.58m)

Tiled flooring, double glazed/double side doors, spot lights and full length radiator.

Landing

6'1 x 3' (1.85m x 0.91m)

Carpet flooring, spot lights and loft access.

Bedroom One

8'7 x 12'10 (2.62m x 3.91m)

1 x front double glazed window, carpet flooring, spot lights, fitted robes and 1 x radiator.

Bedroom Two

6'10 x 12'9 (2.08m x 3.89m)

1 x rear double glazed window, carpet flooring, fitted robes, storage cupboard and 1 x radiator.

Bathroom

4'10 x 9'6 (1.47m x 2.90m)

1 x side double glazed window, 1 x heated towel rail, w/c, wash hand basin, bath with waterfall shower, storage units, tiled flooring and spotlights.

External

Detached garage, driveway for ample parking, rear garden laid to lawn and access to the property.



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www.smith-and-friends.co.uk

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Ground Floor



Floor 1


Approximate total area⁽¹⁾
692 ft²
64.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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. We can recommend financial services, surveying and conveyancing 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		73	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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