



**Samuel Street, Stockton-On-Tees TS19 0BU**

**welcome to**

## **Samuel Street, Stockton-On-Tees**

OPEN HOUSE - 24TH - BY APPOINTMENT ONLY!

Two-bedroom mid-terraced home in Stockton-on-Tees, close to amenities, schools, and transport links. Comprising hallway, lounge, dining room, and kitchen, with two double bedrooms and bathroom. Rear yard with alley access. No onward chain.

### **Entrance Porch**

Access to entrance hall

### **Entrance Hall**

Stairs to first floor

### **Lounge**

10' 10" into recess x 12' 7" into bay window ( 3.30m into recess x 3.84m into bay window )

Window to front, radiator

### **Dining Room**

10' 9" into recess x 12' 4" max ( 3.28m into recess x 3.76m max )

Window to rear, radiator

### **Kitchen**

16' to 12ft 4in max x 6' 4" max ( 4.88m to 12ft 4in max x 1.93m max )

Window to side, sink, range of wall and base units, recess for oven, splash back, recess for washing machine, radiator, cupboard under stairs

### **Landing**

Loft access

### **Bedroom 1**

14' 3" into recess x 10' 9" max ( 4.34m into recess x 3.28m max )

Window to front, radiator, built-in wardrobes

### **Bedroom 2**

8' 4" into wardrobe x 12' 2" max ( 2.54m into wardrobe x 3.71m max )

Window to rear, radiator, boiler, built-in wardrobes

### **Bathroom**

Shower cubicle, splash back tiles, wash hand basin, low level WC, electric heater, window to side

### **Rear Garden**

Yard, timber fence to side, access to alleyway





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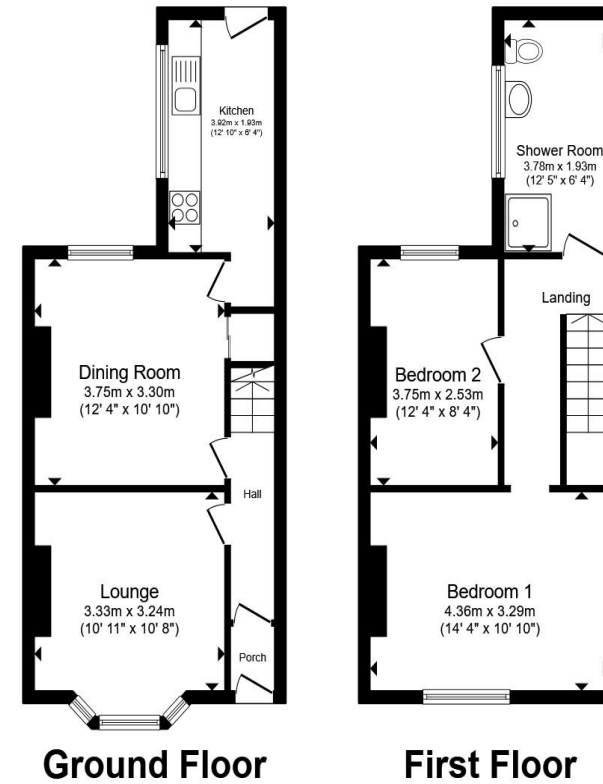
welcome to

## Samuel Street, Stockton-On-Tees

- IDEAL FOR WIDE RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES
- REAR YARD
- TWO BEDROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£70,000**



Total floor area 78.2 m<sup>2</sup> (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



23 High Street, STOCKTON-ON-TEES,  
Cleveland, TS18 1SP



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)