



**\*\*\*GARAGE AND SINGLE DRIVEWAY\*\*\***. Overlooking the river this two bedroom mid terrace house has come to the market with no forward chain. This property would be an ideal purchase for a first time buyer or an investor. Comprising of a fitted kitchen and lounge on the ground floor. The upper level offers two double bedrooms and a bathroom. External: detached garage and parking. This property is within walking distance of Durham University Queens Campus as well as being set on the main riverside which is ideal for scenic walks. It is also accessible for bus routes, shops, office blocks, pubs and Thornaby train station which provides commuting to major towns and cities.

**Anchorage Mews, Stockton-On-Tees, TS17 6BG**

**2 Bed - House - Terraced**

**£103,500**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

# Anchorage Mews, Stockton-On-Tees, TS17 6BG



## ENTRANCE

### LOUNGE

17'4 x 11'9 (5.28m x 3.58m)

Via entrance door with double glazed window to front aspect, carpet, radiator and stairs to upper level.

### KITCHEN

8'11 x 11'9 (2.72m x 3.58m)

Double glazed window to rear aspect, double glazed double doors to rear aspect, lino flooring, boiler, gas hob and radiator.

### LANDING

6'4 x 2'10 (1.93m x 0.86m)

Loft access and carpet flooring.

### BEDROOM ONE

9'1 x 11'9 (2.77m x 3.58m)

Double glazed window to front aspect, radiator and carpet.

### BEDROOM TWO

9'1 x 11'8 (2.77m x 3.56m)

Double glazed window to rear aspect, radiator and carpet flooring.

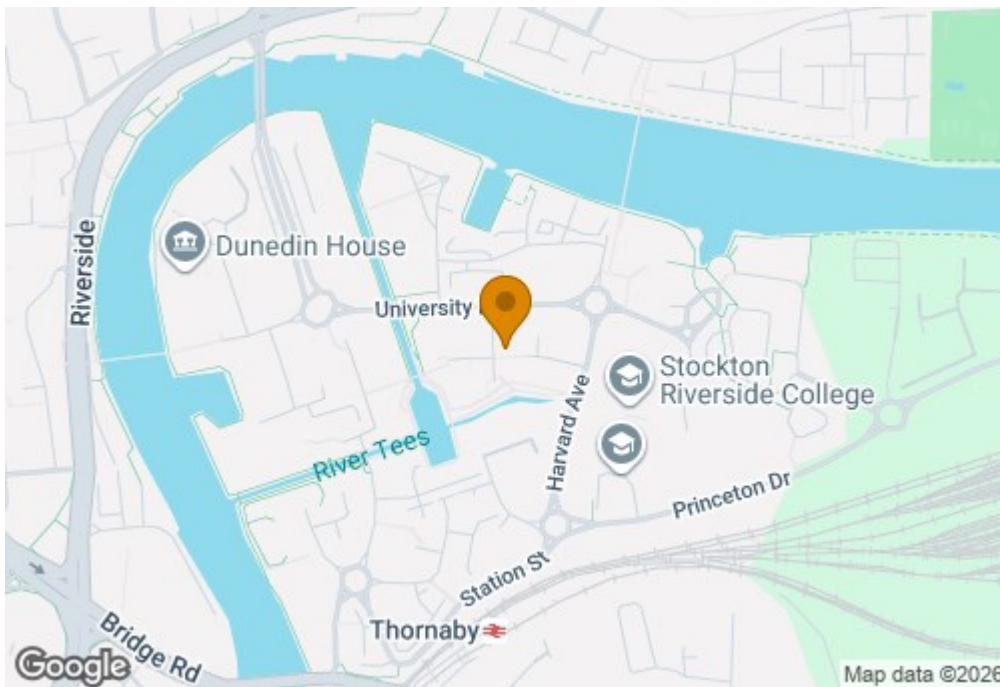
### BATHROOM

4'6 x 8'6 (1.37m x 2.59m)

Bath, shower, vanity wash hand basin, WC, lino flooring, radiator, extractor fan and cupboard housing the hot water tank.



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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 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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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