



This property is currently under offer at £58,000.

Anyone wishing to make an offer over and above this amount should contact the selling agents Smith and Friends on 01642 607555 prior to the exchange of contracts.

This appealing property is brought to the market with no forward chain and vacant possession, presenting an excellent opportunity for investors, first-time buyers, or those looking to add to their rental portfolio. Its desirable central location places it within easy reach of Stockton Town Centre, offering a wide range of shops, amenities, and transport links, including Stockton Train Station, making it ideal for commuters.

Upon entering, you are welcomed by an inviting entrance hallway that leads through to a well-presented open-plan lounge and dining area. This spacious living space offers flexibility for both relaxation and entertaining, benefiting from good natural light and a layout that enhances the overall flow of the home. Beyond this, the property features a generously sized fitted kitchen, providing ample storage and workspace, along with access to the ground-floor bathroom, which is fitted with a modern suite.

To the first floor, the home offers two comfortable bedrooms, each positioned off a generous size landing. Both rooms provide good proportions, making them suitable for a range of uses, whether as main bedrooms, guest rooms, or a home office.

**Castlereagh Road, Stockton-On-Tees, TS19 0DL**

**2 Bed - House - Mid Terrace**

**£65,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Castlereagh Road, Stockton-On-Tees, TS19 0DL

## Entrance Hallway

1 x radiator, stairs to upper, carpet flooring and front entrance door.

## Lounge/Diner

1 x rear, 1 x front double glazed window, carpet flooring, fire and 2 x radiators.

## Kitchen

Side double glazed window, side access door, flooring, storage understairs cupboard and 1 x radiator.

## Bathroom

1 x side double glazed window, wash hand basin, w/c, bath, flooring and 1 x radiator.

## Upper Level

### Landing

Storage area, carpet flooring and loft access.

### Bedroom One

Front double glazed window, storage cupboard, carpet flooring and 1 x radiator.

### Bedroom Two

1 x rear double glazed window, carpet flooring and 1 x radiator

### External

Rear enclosed yard and street parking.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	71
(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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