

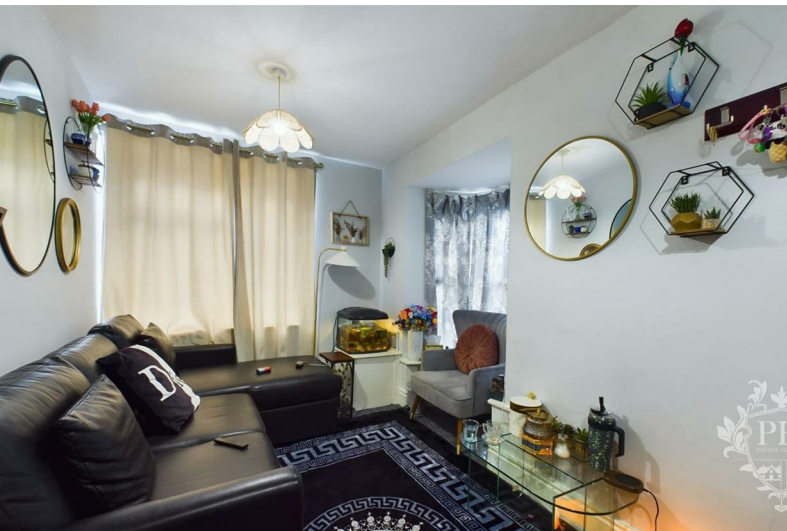


## 2 Dixon Street

, Stockton-On-Tees, TS18 1PE

£115,000

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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple  
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are

provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

- We reserve the right to amend or withdraw this property from the market at any time without notice.

- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## MAISONETTE

Tucked away at the front of the property, this charming maisonette welcomes you through its private entrance. The ground floor opens into a cozy living space, flowing seamlessly into a spacious, sun-lit kitchen. A well-appointed bathroom completes this level, while a staircase curves up to the first floor, inviting you to explore further. From the landing you are able to access two spacious bedrooms one currently used as a walk-in wardrobe. Tenant in situ with the current rental figure of £500 PCM.

Tel: 01642 462153

### SIDE ENTRANCE

Entering through a White UPVC double-glazed door into a communal hallway which gains access to the ground floor apartment and first-floor apartment via a wooden staircase.

### REAR GROUND FLOOR APARTMENT

Step into this cozy ground floor apartment through a sturdy UPVC double glazed door from the well-maintained communal hallway. The bright, functional kitchen greets you first, featuring clean light wall units complemented by matching base cabinets and drawers that provide essential storage space for culinary essentials.

Moving through the apartment, you'll find a practical bathroom outfitted with a classic three-piece suite. The full-length paneled bath invites relaxing soaks, while the pristine white hand basin and toilet maintain the space's clean aesthetic.

The heart of the home unfolds in the welcoming reception room, a versatile space bathed in natural light. With generous proportions, this room easily accommodates a comfortable sofa, entertainment center, and additional living furniture without feeling cramped.

The peaceful bedroom, accessible from the reception area, offers a n intimate retreat. This well-proportioned space comfortably fits a double bed and essential storage pieces,

creating a serene sanctuary for rest. While storage options are modest, clever furniture placement can maximize the available space, making this cozy apartment an ideal starter home or investment property.

Currently unoccupied but can achieve upto £400 pcm

### FIRST FLOOR APARTMENT

Step into a cozy first-floor apartment where thoughtful design meets everyday comfort. The heart of the home is a well-appointed kitchen, featuring custom-fitted cabinets and ample counter space for culinary adventures. Just off the kitchen, you'll find a pristine bathroom complete with a classic three-piece suite – a hand basin, a comfortable full-length paneled bathtub perfect for long soaks, and a toilet. The bedroom, also accessible from the kitchen, is a peaceful retreat that easily accommodates a double bed while leaving room for essential storage solutions. Smart space planning ensures that every square foot serves a purpose, making this apartment feel both efficient and welcoming.

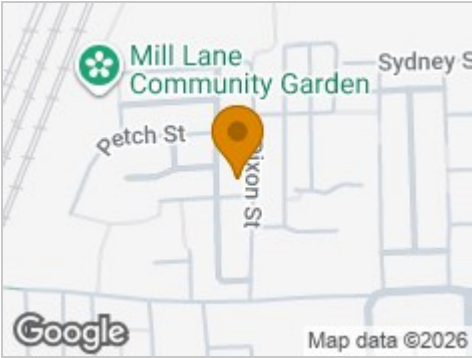
Tenant in situ currently paying £300 PCM.

### EXTERNAL

Just steps from the heart of Stockton town centre, this conveniently located property boasts generous parking options, with available spaces along both the front and side streets. The prime position means you're never far from local amenities, while the flexible parking arrangement ensures you'll always find a spot to leave your vehicle after a busy day.



Road Map



Hybrid Map



Terrain Map



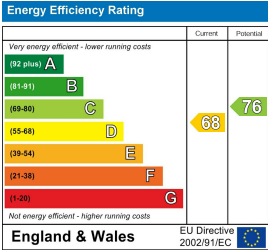
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.