







A beautifully presented TWO BEDROOM mid-terraced property, offering a wonderful blend of modern living and charming original features throughout. The current owner has invested considerable time and effort into creating a stylish and welcoming home, with tasteful décor and attention to detail evident in every room. This attractive property would make an ideal purchase for first-time buyers, couples or those looking for a home ready to move straight into.

Upon entering the property, a welcoming entrance hallway leads through to a spacious open plan lounge/diner, providing a fantastic space for both relaxing and entertaining. The modern fitted kitchen offers a range of contemporary units and benefits from a useful walk-in storage cupboard, which has the potential to be utilised as a separate utility area.

To the first floor are two generously proportioned double bedrooms, both retaining their charming original fireplaces, adding character and a traditional feel to the accommodation. The spacious family bathroom is fitted with a corner bath and overhead shower, together with useful storage facilities.

Externally, the property benefits from an enclosed, low-maintenance paved rear yard, ideal for outdoor seating, dining and entertaining during the warmer months. Two useful brick-built outhouses provide excellent additional storage, whilst on-street parking is available to the front.

Combining period charm with modern comforts, this beautifully maintained home offers spacious accommodation and is sure to appeal to a variety of buyers. An internal viewing is highly recommended to fully appreciate the quality and presentation on offer.

Falkirk Street, Stockton-On-Tees, TS17 7HT
2 Bed - House - Terraced
Offers Over £80,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

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ENTRANCE PORCH
Front entrance door.

ENTRANCE HALLWAY
Flooring, stairs to upper level, radiator.

LOUNGE
Double glazed walk-in window to front aspect, radiator, flooring.

DINER
Open plan with lounge, single glazed window to rear aspect, radiator, storage cupboards, flooring.

KITCHEN
Double glazed window to side aspect, side access door, radiator, spot lights, gas hob.

UTILITY
Double glazed window to side aspect, walk-in storage.

LANDING
Double glazed window to side aspect, loft access, carpet.

BEDROOM ONE
Double glazed window to front aspect, original fireplace, carpet, radiator.

BEDROOM TWO
Double glazed window to rear aspect, storage, carpet, radiator, original fireplace.

BATHROOM
Double glazed window to rear aspect, bath, shower, wash hand basin, WC, storage cupboard, heated towel rail.





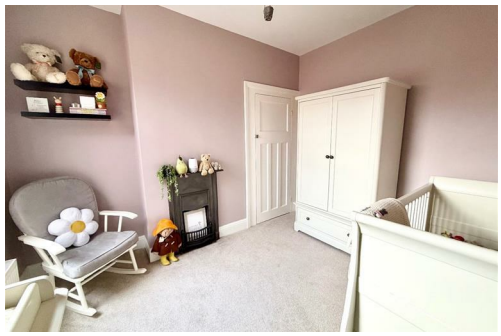






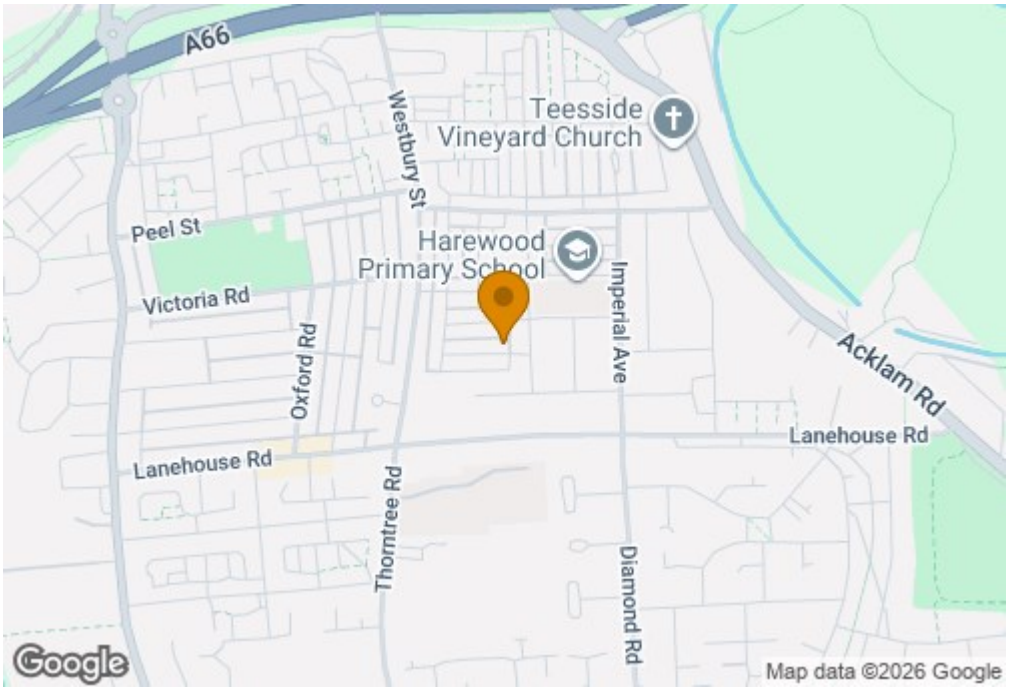
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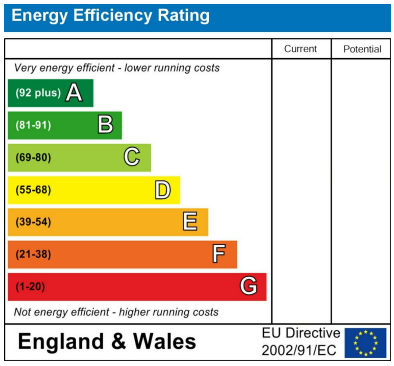




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.

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