



**STUART
EDWARDS**

Buckingham Road

, Stockton-On-Tees TS18 4DH

- MID TERRACED HOUSE
- 3 RECEPTION ROOMS
 - LARGE BATHROOM
- ENCLOSED REAR YARD
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
 - FITTED KITCHEN
 - ON STREET PARKING
- GAS CH & UPVC DOUBLE GLAZING

Offers In The Region Of £84,950





FULL DESCRIPTION

Spacious mid terraced house available with immediate vacant possession and no onward chain. An ideal affordably priced first time buyer property or investment opportunity.

The internal living accommodation comprises, entrance porch leading to the hallway, generous lounge with feature bay window through to the dining room, fitted kitchen and a third reception room. Stairs from the hallway leads to the first floor landing, 2 double bedrooms and family bathroom suite with bath and separate shower cubicle.

Externally there is on street parking and an enclosed yard to the rear.

Benefiting from gas central heating and UPVC double glazing.

The property is situated close to Ropner Park, bus routes and various local amenities are also within easy reach.

Viewings are essential.

ENTRANCE PORCH

Upvc double glazed entrance door, coving and door to entrance hallway.

HALLWAY

Radiator, coving and stairs to first floor.

LOUNGE

11'5" x 17'7"

Feature bay window, coving, double radiator and open into dining room.

DINING ROOM

11'4" x 12'3"

Radiator, coving, radiator and feature fire place with inset electric fire and surround.

KITCHEN

14'2" x 7'4"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, vinyl flooring, under stair cupboard and radiator.

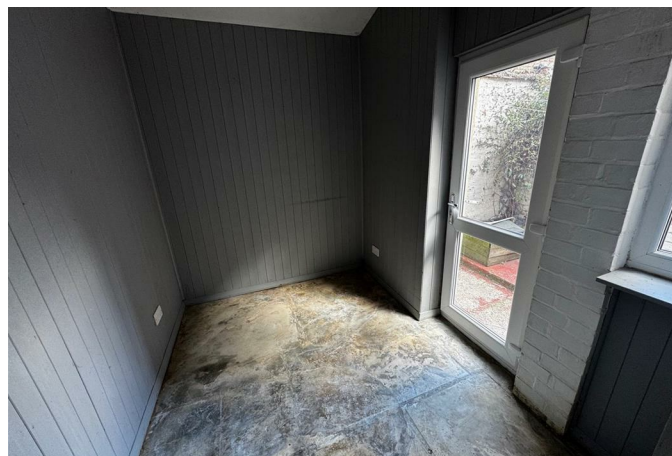
RECEPTION ROOM

8'10" 6'6"

Upvc double glazed door to rear yard.

FIRST FLOOR LANDING

Access to loft space and storage cupboard.



BEDROOM 1

15'1" x 11'1"

Radiator, coving and storage cupboard.

BEDROOM 2

12'4" 9'1"

Coving and radiator and storage cupboard. Cupboard housing boiler.

LARGE BATHROOM

9'3" x 7'4"

White suite comprising, close coupled wc, pedestal wash hand basin, corner bath, separate double shower cubicle with electric shower, tiled walls, radiator, coving, laminate flooring and extractor fan.

REAR YARD

Enclosed with walled boundaries and access gate.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0344-2848-6929-9506-2291>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

