drummonds
estate agents

Sydenham Road
Stockton-On-Tees

£127,500

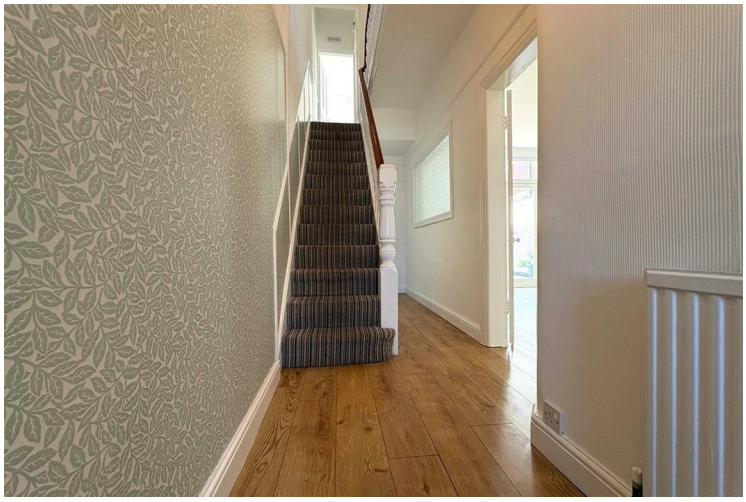
ENERGY RATING: TBC

Offering spacious accommodation throughout, this attractive three-bedroom terraced home is ideally located within easy reach of the beautiful Ropner Park. Featuring two generous reception rooms, a spacious kitchen, family bathroom and en-suite shower room to the principal bedroom, the property is perfectly suited to first-time buyers, families and investors alike. Conveniently positioned close to local amenities, schools and transport links, early viewing is highly recommended. Energy Rating: D-68. Council tax band: B (£2,000.52).

• Spacious Terraced House • Three Bedrooms • Two Reception Rooms • Bathroom & Ensuite Shower Room

Entrance Hallway

UPVC entrance door with feature leaded lights, undestair meter & storage cupboards, laminate flooring, coving and a radiator.



Lounge

4.91m (into bay) x 3.55m (16'1" (into bay) x 11'7")

Front aspect UPVC double glazed bay windows, feature electric fire, laminate flooring, coving, radiator, and opening to:

Dining Room

3.99m x 3.18m (13'1" x 10'5")

Rear aspect UPVC double glazed French doors, laminate flooring, coving and a radiator.

Kitchen

4.05m x 2.50m (13'3" x 8'2")

Side aspect UPVC double glazed window and door. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink & mixer tap and gas hob with oven below & extractor hood over. Space & plumbing for washing machine, wall mounted Ideal combi boiler, spot lights and a radiator.

First Floor Landing

Spindle staircase and access to loft.

Bedroom One

3.95m x 4.91m (12'11" x 16'1")

Front aspect UVC double glazed window, coving and a radiator.

• Spacious Kitchen • Yard & Garage to Rear • Close to Ropner Park • Energy Rating: D-68 • Council tax band: B (£2,000.52)

En-Suite

Front aspect UPVC double glazed window, corner cubicle with electric shower, pedestal wash basin, low level WC, tiled splashback, spot lights, extractor fan and a chrome heated towel rail.

Bedroom Two

3.98m x 3.19m (13'0" x 10'5")

Rear aspect UPVC double glazed sash window and a radiator.

Bedroom Three

2.47m x 2.56m (8'1" x 8'4")

Rear aspect UPVC double glazed window and a radiator.

Bathroom/WC

Side aspect UPVC double glazed window, panel enclosed P-shaped bath with mixer tap & shower over, pedestal wash basin, low level WC, UPVC cladding & tiled splashbacks, extractor fan and a chrome heated towel rail.

Externally

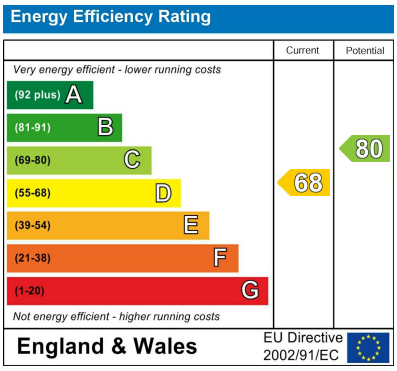
There is a small walled garden to the front of the property with iron railings & gate. To the rear is an enclosed block paved yard with raised flowerbed. There is also a garage to the rear (4.97m x 2.72m) with double doors to the rear alley, power & lighting and a door to the yard.

Additional Information

Local Authority	-	Stockton-on-Tees	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			

GROUND FLOOR FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



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

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