

Stephen Street, TS26 8QB
2 Bed - House - Mid Terrace
£42,950

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

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Stephen Street, TS26 8QB

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** An excellent investment opportunity, this well positioned two bedroom mid terraced property offers neutrally decorated accommodation and is conveniently placed for local shops, amenities and transport links. The property benefits from gas central heating, uPVC double glazing, a modern fitted kitchen and a ground floor bathroom.

The accommodation briefly comprises: entrance vestibule leading into the lounge, which features stairs to the first floor and provides access to the generously sized kitchen. Beyond the kitchen is the bathroom, fitted with a three piece suite and chrome fittings. The first floor offers two bedrooms, while externally there is a small enclosed rear yard with gated access.

Stephen Street is situated between Welldeck Road and Duke Street, offering easy access to a wide range of local amenities. An ideal purchase for a buy-to-let investor, with vacant possession assured.

GROUND FLOOR

ENTRANCE VESTIBULE
3'1 x 3'5 (0.94m x 1.04m)
Accessed via uPVC double glazed entrance door, internal door through to the lounge.

LOUNGE
13'11 x 12'10 (4.24m x 3.91m)
A good size lounge with uPVC double glazed window to the front aspect, fitted carpet, turned staircase to the first floor, double radiator.

KITCHEN
8'7 x 13'1 (2.62m x 3.99m)
Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven, four ring electric hob and extractor hood over, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, 'laminate' effect vinyl flooring, uPVC double glazed door to the rear yard, uPVC double glazed window, single radiator.

INNER PASSAGE
'Laminate' effect vinyl flooring, panelled internal door through to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC
6'9 x 9'1 (2.06m x 2.77m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled WC, panelling to walls, uPVC double glazed window to the rear aspect, Ideal gas central heating boiler, 'laminate' effect vinyl flooring, single radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to the rear aspect, fitted carpet, access to both bedrooms.

BEDROOM ONE
13'11 x 12' (4.24m x 3.66m)
A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, double radiator.

BEDROOM TWO
6'6 x 8'7 (1.98m x 2.62m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

EXTERNALLY
The property features a small enclosed yard to the rear with gated access.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1

Approximate total area(1)

593 ft²
55 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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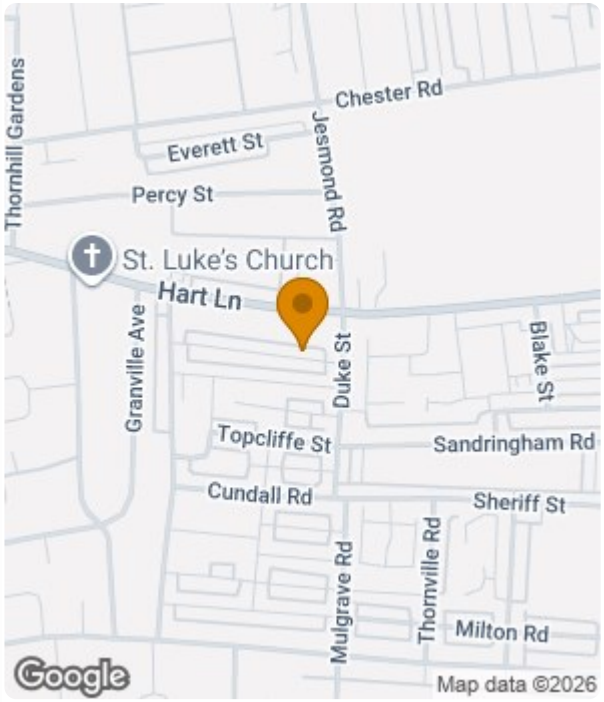

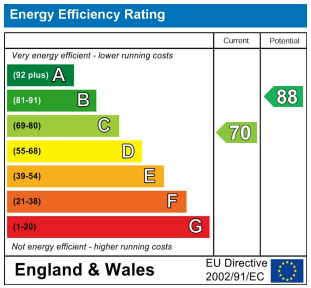

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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