



This generously proportioned three-bedroom mid-terrace property presents an excellent opportunity for investors or buyers looking for a renovation project. Requiring a degree of modernisation and refurbishment throughout, the property offers fantastic potential to create a spacious family home or a rewarding buy-to-let investment.

The accommodation briefly comprises a welcoming entrance hallway, a good-sized lounge, a fitted kitchen, bathroom, and three well-proportioned bedrooms. Externally, the property benefits from off-road parking to the front and an enclosed rear garden, providing ample outdoor space.

Ideally situated close to Stockton Town Centre, the property enjoys convenient access to a wide range of local amenities, well-regarded schools, excellent transport links, and everyday shopping facilities.

Offered for sale with no forward chain and vacant possession, this is a superb opportunity for purchasers seeking a property with significant potential in a convenient location. Please note that terms and conditions apply to the purchase of this property.

Craigweil Crescent, Stockton-On-Tees, TS19 0DU

3 Bed - House - Mid Terrace

£85,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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Entrance Hallway
3'2" x 3'6" (0.99m x 1.09m)

Lounge
10'10" x 15'5" (3.31m x 4.72m)

Kitchen
27'5" x 14'5" (8.37m x 4.40m)

Landing
5'10" x 5'11" (1.79m x 1.82m)

Bathroom
7'2" x 6'0" (2.20m x 1.83m)

Bedroom
8'5" x 11'10" (2.58m x 3.63m)

Bedroom
11'1" x 10'3" (3.38m x 3.13m)

Bedroom
8'8" x 10'3" (2.66m x 3.13)



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC