



Offered for sale with no forward chain and vacant possession, this well-presented mid-terrace home is ideally situated in the heart of Central Stockton, making it an excellent opportunity for first-time buyers and buy-to-let investors alike.

The property is clean, tidy, and ready for immediate occupation, comprising a welcoming entrance hallway leading into a spacious open-plan lounge and dining area, providing a bright and versatile living space. To the rear is a fitted kitchen, along with a ground floor family bathroom.

To the first floor are two generous double bedrooms, accessed via a particularly spacious landing that offers a real sense of space.

Externally, the property benefits from on-street parking to the front and a generous enclosed rear yard, offering low-maintenance outdoor space.

Conveniently located close to Stockton town centre, the property enjoys easy access to a wide range of local amenities, shops, schools, public transport links, and excellent road connections.

Early viewing is highly recommended to fully appreciate the potential and convenient location this property has to offer.

Bedford Street, Stockton-On-Tees, TS19 0DA

2 Bed - House - Mid Terrace

£60,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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- Entrance Hallway
- Lounge
- Diner
- Kitchen
- Bathroom
- Upper Level
- Landing
- Bedroom
- Bedroom



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		86
(81-91) B		
(69-80) C		72
(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

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