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This spacious three-bedroom property offers excellent potential and boasts a fantastically sized rear garden, providing a fantastic opportunity for the new owners to create an impressive outdoor space. Subject to the necessary permissions, the generous garden could potentially be redesigned to incorporate both a private garden and additional off-street parking.

Internally, the property offers well-proportioned accommodation throughout. The ground floor features a bright and spacious open-plan lounge/diner, with doors leading directly out to the rear garden, creating a lovely connection between the indoor and outdoor spaces. There is also a fitted kitchen providing ample space for everyday living.

To the first floor are three bedrooms along with a family bathroom fitted with a shower cubicle.

St. Anns Terrace, Stockton-On-Tees, TS18 2HT
3 Bed - House - Mid Terrace
Auction Guide £60,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
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St. Anns Terrace, Stockton-On-Tees, TS18 2HT

ENTRANCE PORCH
Front entrance door, double glazed window to side aspect, carpet flooring.

LOUNGE
18' x 11'10 (5.49m x 3.61m)
Archway to open plan diner.

DINER
8'6 x 6' (2.59m x 1.83m)
Part flooring/part carpet, two radiators, storage cupboard, double glazed bay window to front aspect, stairs, double glazed doors to rear aspect.

KITCHEN
7'9 x 10'4 (2.36m x 3.15m)
Double glazed window to rear aspect, tiled flooring, Ideal boiler, double glazed window to side aspect.

LANDING
9'7 x 2'11 (2.92m x 0.89m)
Carpet flooring, radiator, loft access.

BEDROOM ONE
10'3 x 8'7 (3.12m x 2.62m)
Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO
10'10 x 6'2 (3.30m x 1.88m)
Double glazed window to rear aspect, carpet.

BEDROOM THREE
7'5 x 5' (2.26m x 1.52m)
Double glazed window to front aspect, carpet.

BATHROOM
5'8 x 6'11 (1.73m x 2.11m)
Shower cubicle, vanity wash hand basin, WC, double glazed window to rear aspect, tiled flooring.











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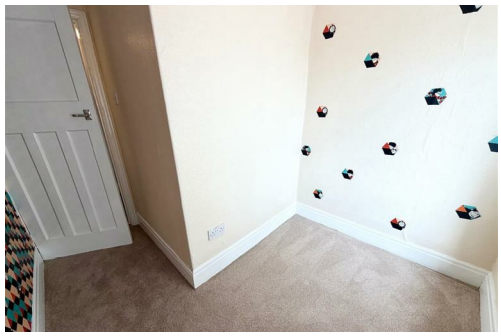

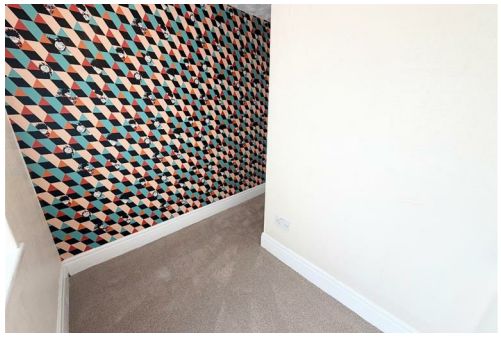



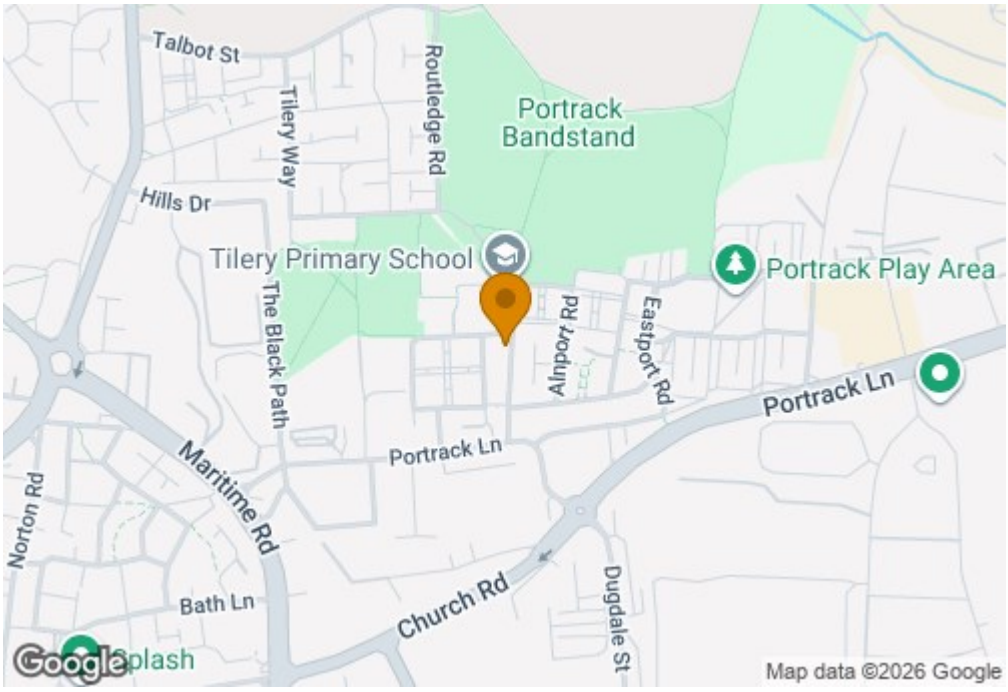





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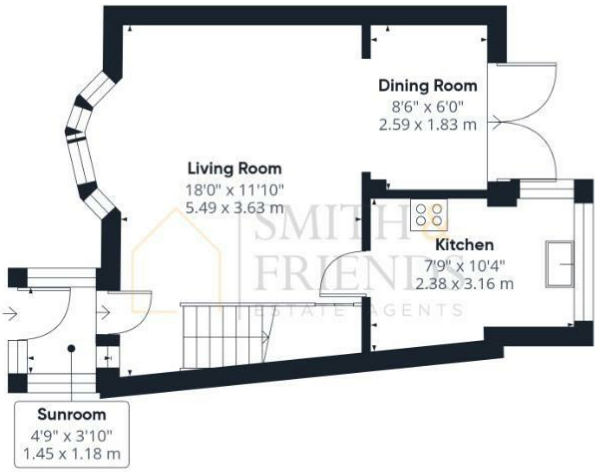

Ground Floor



Floor 1

Approximate total area(1)

651 ft²

60.4 m²

(1) Excluding balconies and terraces

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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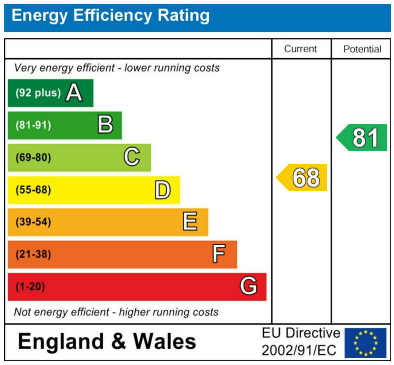

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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