

Falkirk Street,  
Stockton-On-Tees,  
TS17 7HT  
2 Bed - House - Terraced  
£54,950  
EPC Rating: E

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



MID TERRACE HOUSE. TWO BEDROOMS. THREE RECEPTION ROOMS. GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS. POPULAR STREET. NO ONWARD CHAIN. IDEAL BUY TO LET PROPERTY. This two bedroom mid terrace house would be an ideal purchase for a landlord or buy to let investor. Located on a popular street in an established residential within walking distance of local shops, schools and regular bus services to both Thornaby and Stockton town centres. The property offers large than average accommodation with the benefit of gas central heating and uPVC double glazed windows. The accommodation briefly comprises: Entrance Vestibule, Entrance Hall, Lounge, separate Dining Room, Breakfast Room, fitted Kitchen, Landing, two Bedrooms and Bathroom/WC with a white suite. Externally there is a enclosed rear yard. Viewing is highly recommended.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Entrance door to the front elevation. Original ceiling coving, dado rail and glazed inner door leading to entrance hall.

### ENTRANCE HALL

Staircase giving access to the first floor. Central heating radiator, original ceiling coving, dado rail and glazed door leading to the lounge.

### LOUNGE

11'10 into alcoves x 9'10 increasing to 12'2 into (3.61m into alcoves x 3.00m increasing to 3.71m int)

Double glazed bay window to the front elevation. Wall mounted wood fireplace with tiled back and hearth. Tv aerial point, original ceiling coving, central heating radiator glazed double doors leading to the dining room.

### DINING ROOM

11'6 x 11'10 into alcoves (3.51m x 3.61m into alcoves)

Glazed French doors to the rear elevation leading to the rear yard. Wall mounted wood fireplace with tiled back and hearth. Central heating radiator, ceiling coving and glazed door leading to the breakfast room.

### BREAKFAST ROOM

9' x 7'4 (2.74m x 2.24m)

Double glazed window to the side elevation. Built in storage cupboard and wall mounted gas boiler providing hot water and central heating. Open plan into the kitchen.

### KITCHEN

9'8 x 7'4 (2.95m x 2.24m)

Double glazed window to the side elevation. Fitted with a good range of wood effect floor, wall and drawer units with fitted work surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas cooker point and space and plumbing for a

washing machine. Entrance door to the side elevation giving access to the rear yard.

## FIRST FLOOR LANDING

Access to the loft, ceiling coving and panelled doors leading to two bedrooms and bathroom/WC.

### BEDROOM 1

9'10 x 15'4 into alcoves (3.00m x 4.67m into alcoves)

Double glazed window to the front elevation. Central heating radiator and ceiling coving.

### BEDROOM 2

11'6 x 9'4 into alcoves (3.51m x 2.84m into alcoves)

Double glazed window to the rear elevation. Central heating radiator and ceiling coving.

## BATHROOM/WC

7'4 x 6' (2.24m x 1.83m)

Double glazed window to the side elevation. White suite comprising of a bath with wall mounted electric shower, pedestal washbasin and low level wc. Ceramic tiled walls, central heating radiator and built in storage cupboard.

## OUTSIDE

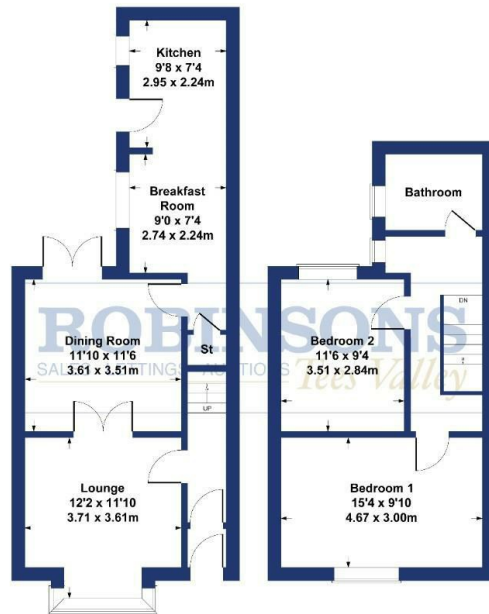
Enclosed paved yard to the rear with garden shed and gate giving access to the rear street.







**Falkirk Street**  
Approximate Gross Internal Area  
894 sq ft - 83 sq m



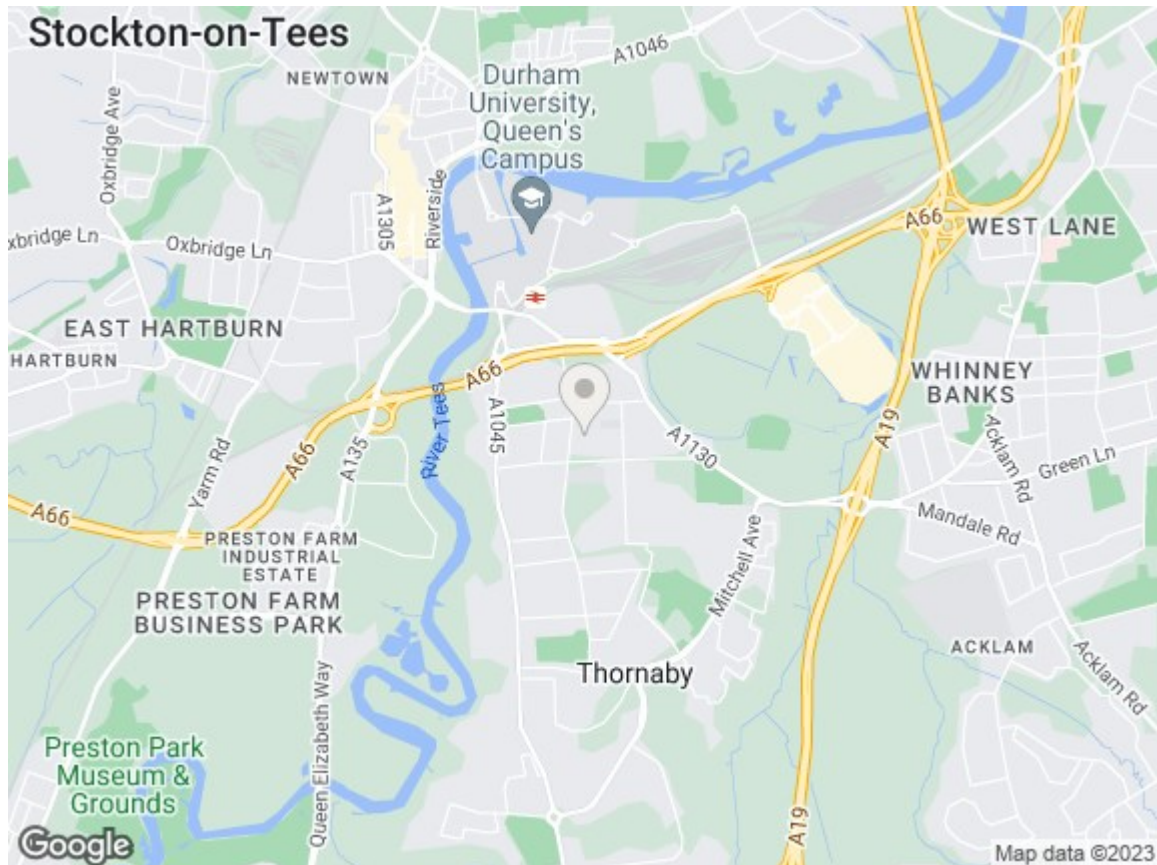
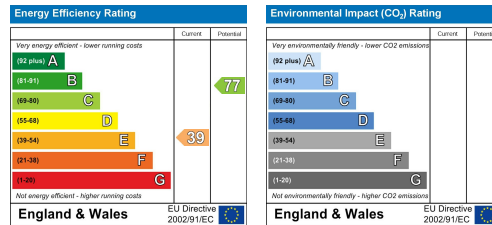
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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