

IDEAL FIRST PURCHASE, offered for sale with the advantage of NO CHAIN, this IMPRESSIVE mid terraced property is presented to a HIGH STANDARD throughout. Accommodation is attractively presented with modern decoration and comprises entrance hall, lounge with feature fire place and opening through to the dining room. The kitchen to the rear is fitted with a good range of modern grey units with some built/integrated appliances. A staircase with attractive feature glass balustrade leads to the generous landing area which provides access to 2 DOUBLE BEDROOMS and a LARGE family bathroom with free standing bath. Externally is an enclosed yard to the rear. The property is situated within close proximity of ROPNER PARK with local shops and schooling close by.

**Marlborough Road, Stockton-On-Tees, TS18 4DB**

**2 Bed - House - Terraced**

**£85,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Marlborough Road, Stockton-On-Tees, TS18 4DB**



**GROUND FLOOR**

**Entrance Vestibule**

**Hallway**

Staircase to first floor landing

**Lounge**

**11'10 x 10'8 (3.61m x 3.25m)**

uPVC DG bay window to front, living flame coal effect gas fire with modern surround, radiator and opening into the dining room

**Dining Room**

**12'4 x 10'8 (3.76m x 3.25m)**

uPVC DG window to rear and radiator.

**Kitchen**

**13' x 6'4 (3.96m x 1.93m)**

fitted with a range of modern wall, base and drawer units with matching worktops, inset stainless steel sink and drainer with mixer tap, four ring gas hob, with electric oven and illuminating extractor. Integrated fridge and freezer plumbing for washing machine. uPVC DG window to rear, uPVC DG glass panelled door to rear.



**FIRST FLOOR**

**Landing**

**Bedroom 1**

**14' x 10'10 (4.27m x 3.30m)**

uPVC DG window to front and radiator

**Bedroom 2**

**12'4 x 8'6 (3.76m x 2.59m)**

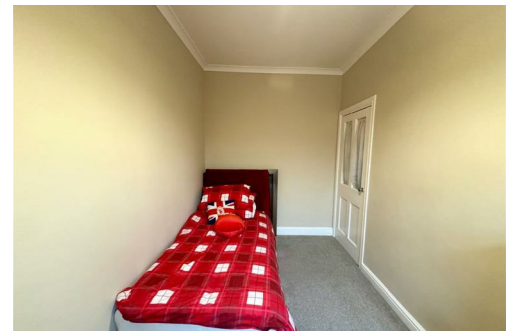
uPVC DG window to rear, radiator and built in storage.

**Family Bathroom**

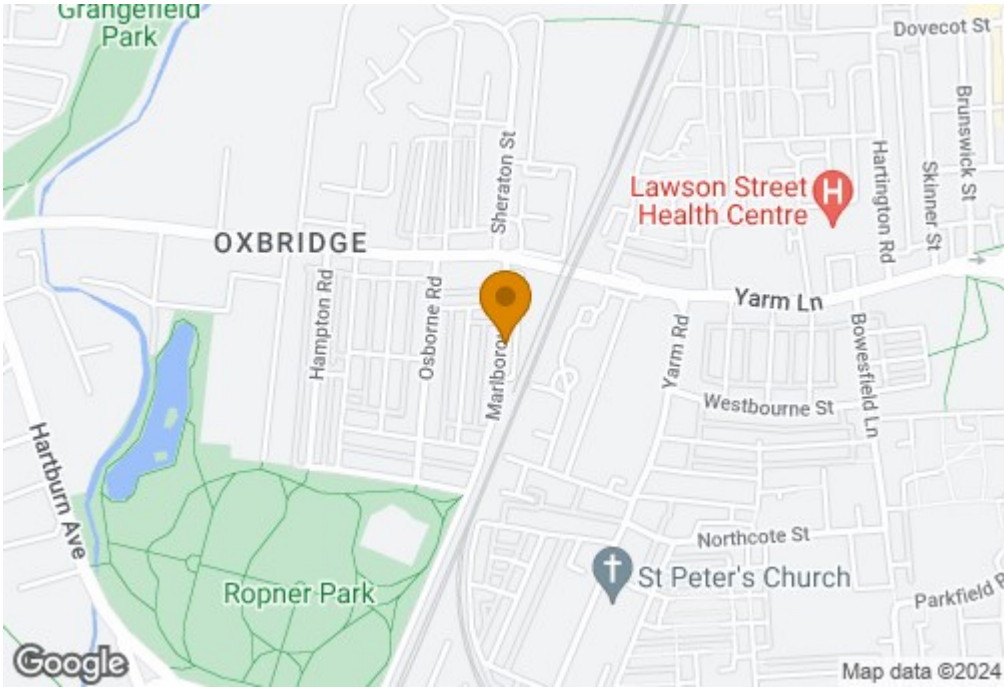
Modern white and chrome suite with freestanding bath and shower over, wash hand basin with vanity storage and low level WC, uPVC DG window to rear and radiator

**Externally**

Enclosed rear yard.



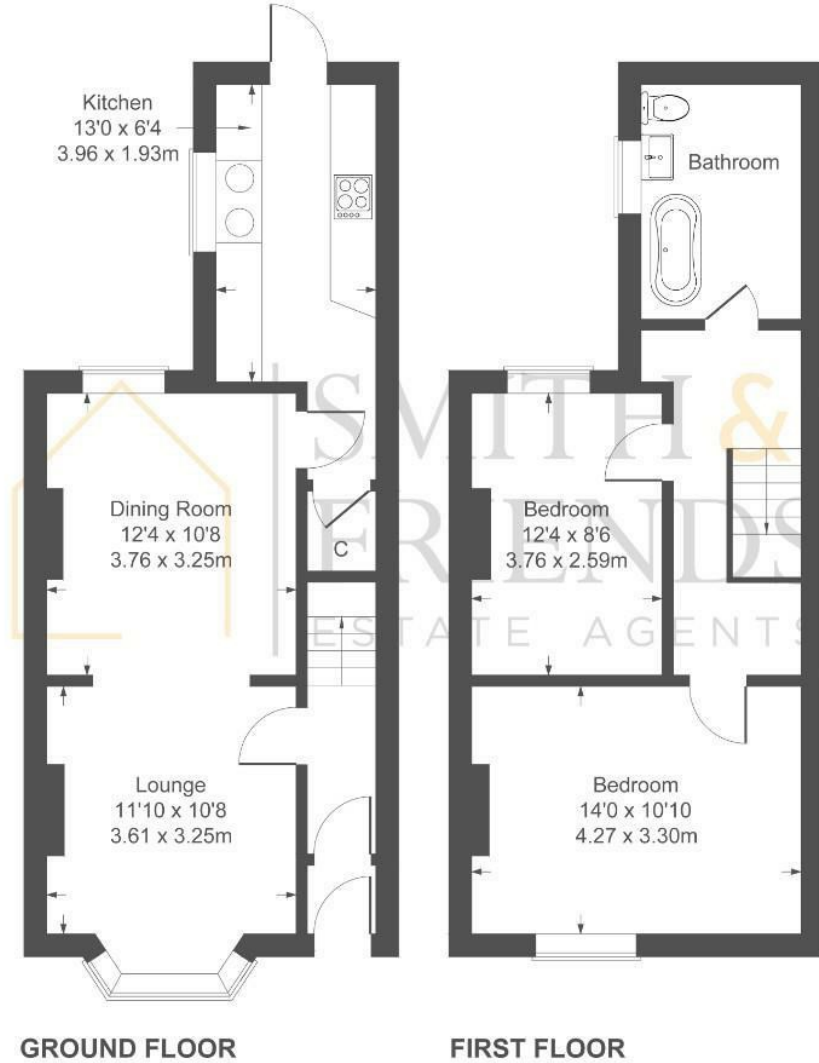
Marlborough Road, Stockton-On-Tees, TS18 4DB



# Marlborough Road, Stockton-On-Tees, TS18 4DB

## Marlborough Road

Approximate Gross Internal Area  
881 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

