



An impressive THREE BEDROOM mid-terrace property, offered TO LET on an unfurnished basis and presented to a good standard throughout. One of the key attractions of this excellent family home is its convenient location, situated within easy reach of NORTH TEES HOSPITAL as well as local shops, schools, amenities and regular bus routes.

The property offers spacious and well-proportioned accommodation which should appeal to a variety of tenants, with an internal viewing highly recommended to fully appreciate the accommodation on offer.

The ground floor comprises an entrance porch leading into the entrance hall, a comfortable family lounge and a separate dining room with French doors opening directly onto the rear garden. The refitted kitchen is fitted with a modern range of units and includes a built-in oven and hob, together with space for additional appliances.

To the first floor, the landing provides access to THREE GOOD SIZE BEDROOMS and a family bathroom/WC, incorporating a modern white suite with chrome fittings and shower.

Further benefits include GAS CENTRAL HEATING and uPVC DOUBLE GLAZING throughout.

Ingleton Road, Stockton-On-Tees, TS19 8EQ

3 Bed - House - Mid Terrace

£110,000

EPC Rating: B

Council Tax Band: A

Tenure: Freehold



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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, 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	86	89
(69-80) C		
(55-58) 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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