

Excellent first time buyer or investment purchase this spacious three bedroom mid terrace house has so much to offer. The property has been well maintained by the current vendor and comprises of an entrance hallway, ground floor modern bathroom, lounge and spacious fitted kitchen. The upper level offer three good size bedrooms, landing with loft access. External: Generous rear garden. Location: situated close to shops, schools and A66 North/South is close by for commuting.

Sadberge Road, Stockton-On-Tees, TS18 3LN

3 Bed - House - Mid Terrace

£110,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Sadberge Road, Stockton-On-Tees, TS18 3LN



ENTRANCE HALLWAY

4'7 x 5'9 (1.40m x 1.75m)

uPVC front door, stairs to upper level, laminate flooring and radiator.

LOUNGE

12'6 x 11'5 (3.81m x 3.48m)

Double glazed window to rear aspect, laminate flooring and radiator.

KITCHEN

7'11 x 17'10 (2.41m x 5.44m)

Double glazed window to front aspect, double glazed window to rear aspect, double glazed doors to rear aspect, radiator, part tiled, stainless steel sink and drainer, Ideal boiler.



BATHROOM

6' x 5'9 (1.83m x 1.75m)

Bath, shower, wash hand basin, WC, tiled flooring, radiator and double glazed window to front aspect.



LANDING

2'10 x 9'3 (0.86m x 2.82m)

Loft access, carpet, double glazed window to front aspect.

BEDROOM ONE

15'8 x 9'10 (4.78m x 3.00m)

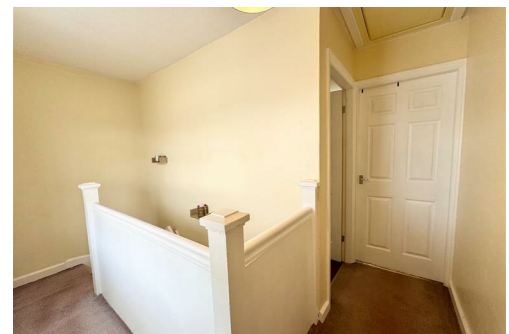
Double glazed window to rear aspect, carpet and radiator.



BEDROOM TWO

9' x 11'6 (2.74m x 3.51m)

Double glazed window to rear aspect, carpet, radiator and storage cupboard.



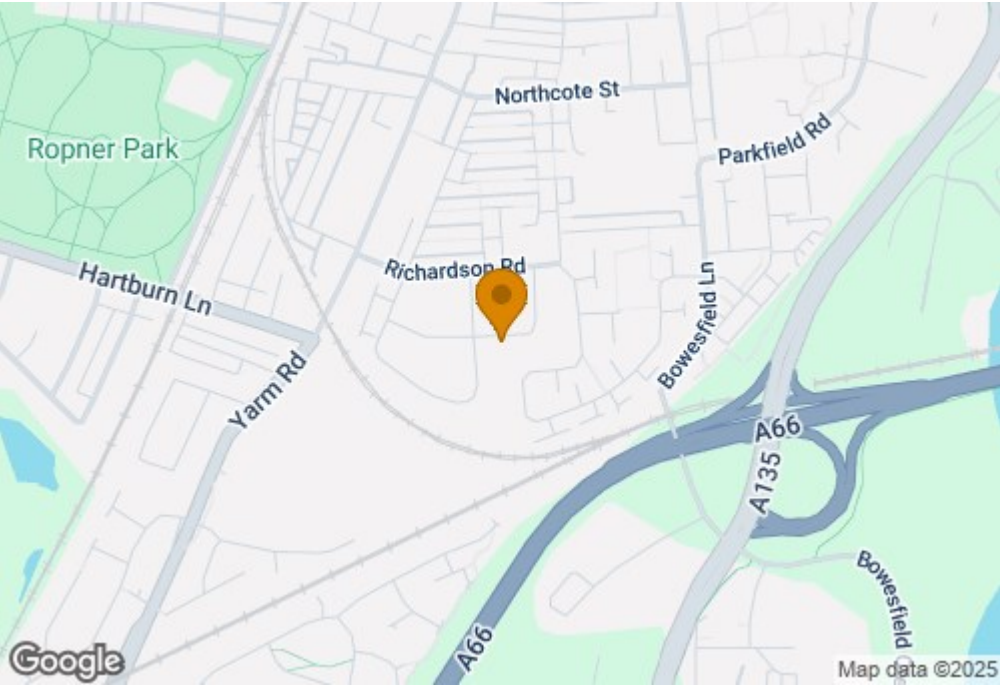
BEDROOM THREE

8'5 x 7'7 (2.57m x 2.31m)

Double glazed window to front aspect, carpet and radiator.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
734 ft²
68.19 m²

Reduced headroom
3.71 ft²
0.34 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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