



**Redmarshall Street, Stockton-On-Tees,**

**TS21 1JS**

**3 Bed - House - Terraced**

**£94,950**

**EPC Rating null**

**Council Tax Band A**

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



A larger than average three bedroom mid terrace house which has been modernised and improved to a good standard and presented in good decorative order throughout with all fitted carpets and blinds included in the sale. An ideal purchase for either a first time buyer, small family or landlord/ investor looking for a buy to let property. Viewing is highly recommended.

Stillington is a village location surrounded by beautiful open countryside approximately six miles from Stockton, six miles from Sedgfield and nine miles from Darlington. Redmarshall Street is located off South Street within walking distance of a doctors surgery, village shop/ post office and a primary school. An excellent network of roads providing easy access to the surrounding areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall, spacious Lounge with feature fireplace and gas fire, refitted Kitchen/ Dining Room with range type cooker, Landing, three Bedrooms and Bathroom/ wc with refitted white suite and wall shower. The loft has been boarded with velux window, electric light and power point.

For a viewing contact ROBINSONS TEES VALLEY Ltd Estate agents Stockton.

In Association with SMITH & FRIENDS Ltd

#### **Entrance Hall**

#### **Lounge**

13'4 x 13'8 into alcoves (4.06m x 4.17m into alcoves)

#### **Kitchen/Dining Room**

13'4 x 16'10 into alcoves (4.06m x 5.13m into alcoves )

#### **Landing**

#### **Bedroom1**

14'10 x 8'4 (4.52m x 2.54m)

#### **Bedroom 2**

11'10 x 9'0 (3.61m x 2.74m)

#### **Bedroom 3**

8'10 x 7'8 maximum measurement (2.69m x 2.34m maximum measurement )

#### **Bathroom /wc**

9'8 x 8'4 (2.95m x 2.54m )

#### **Outside**

Front garden enclosed by timber fencing laid to lawn with established shrubs. Enclosed rear yard with timber shed, timber summerhouse and gate to the rear street.

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



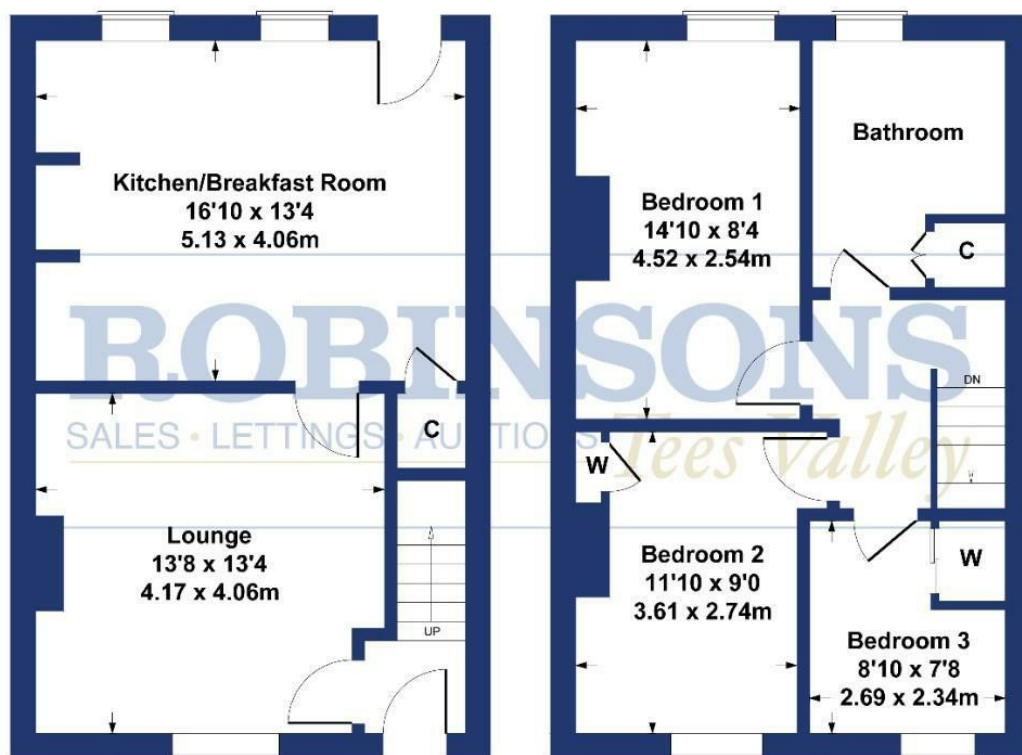






# Redmarshall Street

Approximate Gross Internal Area  
915 sq ft - 85 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.

Produced by Potterplans Ltd. 2023

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Tel: 01642 607555

[stockton@robinsonsteesvalley.co.uk](mailto:stockton@robinsonsteesvalley.co.uk)

[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)