



Public Notice:

Smith & Fiends Estate Agents are now in receipt of an offer for the sum of £50,000 for 70 Waverley Street, Stockton, TS18 3JH.

Anyone wishing to place an offer on the property should contact Smith & Friends Estate Agents, 21 Bishop Street, Stockton, TS18 1SY, 01642 607555 prior to exchange of contracts.

Welcome to the market this mid terrace house located in central Stockton close to shops, schools and local amenities. Comprising of an entrance hallway, open plan lounge/diner and galley style spacious kitchen. The upper floor is spread over a split level landing with two double bedrooms and a spacious bathroom. Externally offers an enclosed rear year. The property is walking distance to the local primary school. Waverley Street is popular with investors and is offered for sale with vacant possession and no forward chain.

Disclaimer: All services/appliances have not, and will not be tested.

Waverley Street, Stockton-On-Tees, TS18 3JH

2 Bed - House - Mid Terrace

£55,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Waverley Street, Stockton-On-Tees, TS18 3JH

ENTRANCE HALLWAY

2'11 x 13'4 (0.89m x 4.06m)

uPVC entrance door, radiator, stairs to upper level.

LOUNGE

10'9 x 22' (3.28m x 6.71m)

Open plan lounge, carpet flooring, coved ceiling, fire and surround, radiator, double glazed window to front aspect, double glazed window to rear aspect.

KITCHEN

9'3 x 6'3 (2.82m x 1.91m)

Single glazed window to front aspect, single glazed door to side aspect, partly tiled, radiator, gas hob, tiled flooring, sink. The kitchen is split into two areas, the second area comprises base units, tiled flooring and double glazed window to front aspect.

SPLIT LEVEL LANDING

5'2 x 11'4 (1.57m x 3.45m)

Carpet flooring, loft access.

BEDROOM ONE

9'11 x 12'9 (3.02m x 3.89m)

Storage cupboard, coved ceiling, carpet flooring, radiator, double glazed window to front aspect.

BEDROOM TWO

8'6 x 11'4 (2.59m x 3.45m)

Double glazed window to rear aspect, coved ceiling, carpet flooring.

BATHROOM

7'5 x 6'9 (2.26m x 2.06m)

Single glazed window to front aspect, radiator, bath, wash hand basin, WC.

EXTERNAL

Yard to rear.

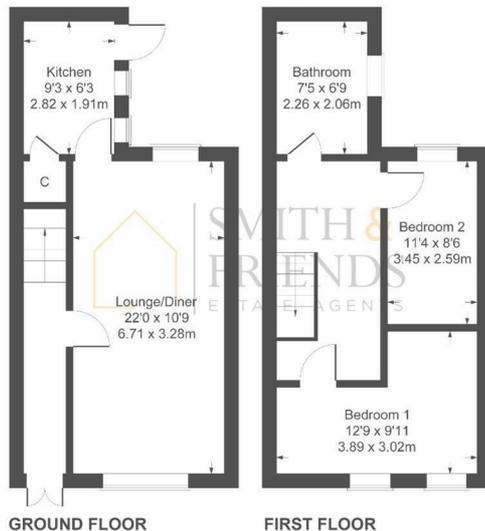
DISCLAIMER

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Waverley Street

Approximate Gross Internal Area
724 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2025
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, 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
EU Directive 2002/91/EC			

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