



A well-presented and attractive three-bedroom mid-terrace property, now available for sale. The accommodation briefly comprises an entrance hallway, a spacious lounge, and a modern kitchen/dining area to the ground floor. To the first floor, there are three bedrooms and a family bathroom/WC.

Externally, the property benefits from gardens to both the front and rear, along with gas central heating and uPVC double glazing throughout.

An excellent opportunity for first-time buyers or buy-to-let investors, ideally situated in the popular Portrack area of Stockton. The property benefits from having NO ONWARD CHAIN.

Kingsport Close, Stockton-On-Tees, TS18 2LE

3 Bed - House - End Terrace

£55,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

 **SMITH & FRIENDS**
ESTATE AGENTS

Kingsport Close, Stockton-On-Tees, TS18 2LE

ENTRANCE HALLWAY
6' x 14'6 (1.83m x 4.42m)

LOUNGE
13' x 11'4 (3.96m x 3.45m)

KITCHEN/DINER
19'7 x 9'8 (5.97m x 2.95m)

LANDING
8'1 x 2'7 (2.46m x 0.79m)

BEDROOM ONE
11'2 x 11'6 (3.40m x 3.51m)

BEDROOM TWO
11'1 x 9'8 (3.38m x 2.95m)

BEDROOM THREE
8'1 x 8'5 (2.46m x 2.57m)

BATHROOM
8'1 x 5'4 (2.46m x 1.63m)



Approximate total area⁽¹⁾
799 ft²
74.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 1.5 m

Calculations reference the BCS (BES) 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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			86
(81-91) B			
(69-80) C		71	
(55-68) 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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