



48 Dinsdale Road, Stockton on Tees, TS19 8NB

We are acting in the sale of the above property and have received an offer of £75,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Ideal purchase for an investor/first time buyer looking for a project as work is required. The property comprises of an entrance hallway, lounge and spacious kitchen with access to the rear garden. The upper level offers three bedrooms, good size bathroom and landing with loft access. The property sits close to North Tees hospital, shops, schools and local amenities. Externally - Garden to the rear and low maintenance to the front of the property. No Forward Chain & Vacant Possession.

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3 Bed - House - End Terrace

Chain Free £79,950

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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Hallway
6'1" x 15'2" (1.872 x 4.636)
Storage cupboard, 1 x radiator and stairs to upper level.

Lounge
12'8" x 13'3" (3.872 x 4.039)
1 x front double glazed window, 1 x radiator and flooring.

Kitchen
9'8" x 19'9" (2.949 x 6.040)
1 x rear double glazed windows, 1 x rear door and 1 x radiator.

Landing
Loft Access.

Bathroom
5'7" x 8'1" (1.702 x 2.473)

Bedroom
1 x rear double glazed window and 1 x radiator.

Bedroom
1 x front double glazed window and 1 x radiator.

Bedroom
1 x front double glazed window and 1 x radiator.

External
Rear garden.



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		EU Directive 2002/91/EC