NO FORWARD CHAIN – EXTENDED TWO-BEDROOM HOME – SPACIOUS GARDENS & PARKING

This well-proportioned property has come to the market with no forward chain, offering an excellent opportunity for a new owner to make the property their own. Having been extended to provide additional living space, the property offers a versatile layout and would suit a range of buyers, including first-time purchasers, couples or those looking for a home with potential to personalise and improve to their own taste.

On entering the property, you are welcomed into a spacious entrance hallway providing access to the principal living accommodation. The lounge offers a comfortable space to relax, while the adjoining dining area provides an ideal setting for family meals and entertaining. The fitted kitchen is positioned to the rear and offers access to the outside.

To the first floor are two generously sized double bedrooms, providing excellent bedroom space for a small family, couple or guests. The family bathroom is fitted with both a bath and separate shower facilities.

Externally, the property benefits from a spacious frontage providing off-road parking, while to the rear is a good-sized enclosed garden offering a combination of lawn and patio areas. The garden provides plenty of space for outdoor seating, entertaining or for children to enjoy, with the added benefit of side access.

With its extended layout, generous outdoor space and no onward chain, this property represents an exciting opportunity for buyers looking for a home that can be updated and finished to their own individual style.

Myrtle Road, Stockton-On-Tees, TS19 0JW
2 Bed - House - Semi-Detached
£90,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

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Hallway
Front entrance door, flooring and stairs to upper.

Lounge
Radiator, flooring, fire/surround and 1 x front double glazed window.

Diner
Flooring, side access door, side double glazed window, storage and radiator.

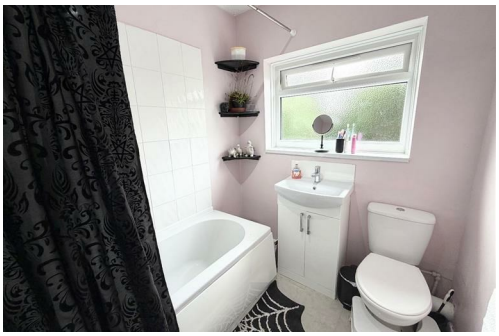
Kitchen
2 x Rear double glazed windows and flooring.

Landing
Carpet flooring and loft access.

Bedroom
Storage, front double glazed window, fitted robes, radiator and carpet flooring.

Bedroom
Rear double glazed window, radiator and carpet flooring.

Bathroom
Bath, shower, w/c, wash hand basin, radiator and rear double glazed window.



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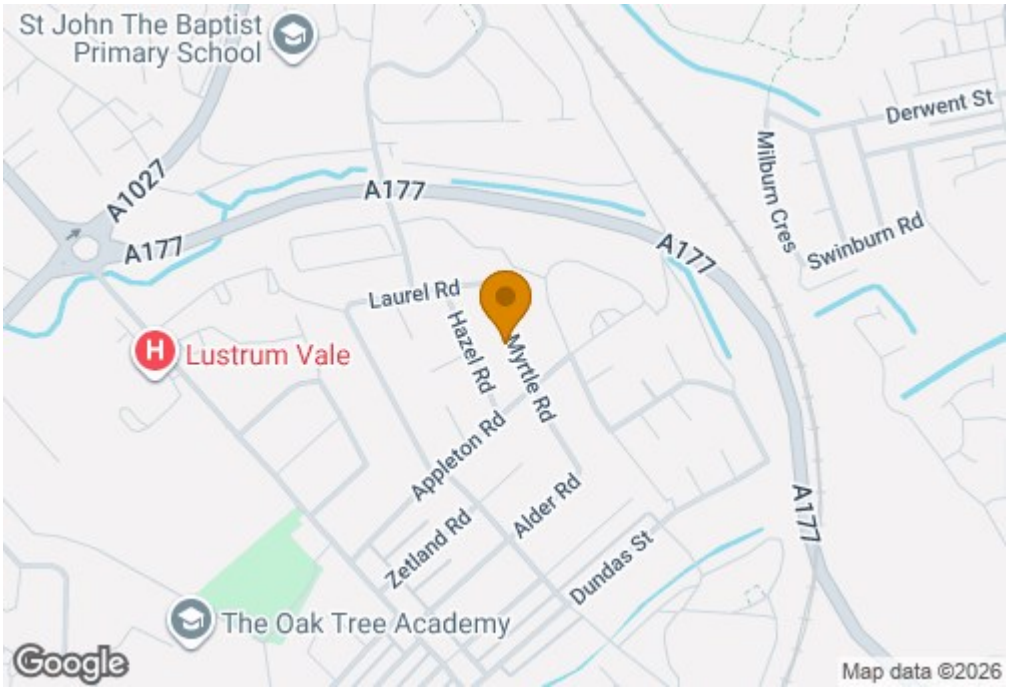

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Approximate total area(1)

785 ft²

73.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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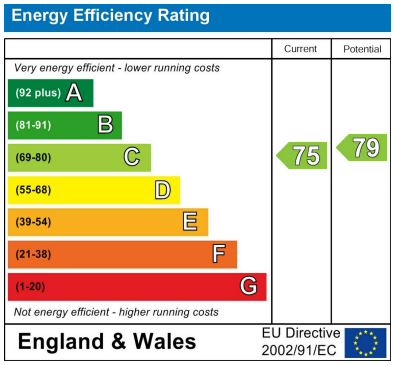

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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