



For Sale with No Forward Chain

Offered to the market with no forward chain, this well-presented two-bedroom property enjoys a convenient central location, within easy reach of local schools, shops, and a wide range of everyday amenities. Offering spacious accommodation throughout, the property is ideally suited to a variety of purchasers, including first-time buyers looking to step onto the property ladder, as well as investors seeking an excellent buy-to-let opportunity.

Upon entering the property, you are welcomed by an entrance hall leading through to a bright and spacious open-plan lounge and dining room, providing an ideal space for both relaxing and entertaining. To the rear of the property is a fitted kitchen offering a range of wall and base units.

The first floor comprises two generous double bedrooms, both offering excellent proportions. Completing the accommodation is a spacious family bathroom, fitted with a stylish freestanding bath, a separate shower cubicle, wash hand basin, and WC.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space, while unrestricted on-street parking is available to the front.

With its excellent location, generous room sizes, and no onward chain, this property represents a fantastic opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate all that this home has to offer.

**Melbourne Street, Stockton-On-Tees, TS18 1PB**

**2 Bed - House - Terraced**

**£70,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Melbourne Street, Stockton-On-Tees, TS18 1PB

## ENTRANCE

## LOUNGE

Bay window to front aspect, flooring, stairs to upper level, archway to open plan diner.

## DINER

Window to rear aspect, flooring, radiator, archway to open plan lounge.

## KITCHEN

Door to side aspect, window to rear aspect.

## LANDING

Carpet flooring, loft access, coved ceiling.

## BEDROOM ONE

Double glazed window to front aspect, flooring.

## BEDROOM TWO

Window to rear aspect, radiator, coved ceiling.

## BATHROOM

Free standing bath, shower cubicle, wash hand basin, WC, double glazed window to side aspect, heated towel rail.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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