



A smart and well-presented two-bedroom semi-detached house with NO FORWARD CHAIN, ideally suited to a first-time buyer or rental investor. The property has been enhanced by an updated modern kitchen and briefly comprises an entrance hallway, stylish kitchen/dining area, spacious lounge, landing, two bedrooms and bathroom/WC. Externally, there is a garden to the front, allocated parking space and a good-sized rear garden. Further benefits include gas central heating and double glazing. In our opinion, early viewing is highly recommended.

Raglan Close, Stockton-On-Tees, TS19 9LZ

2 Bed - House - Semi-Detached

£110,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

3'4 x 4'4 (1.02m x 1.32m)

Double glazed front entrance door, door to kitchen/dining area.

KITCHEN/DINING AREA

16'8 x 10'4 (5.08m x 3.15m)

Modern and updated fitted kitchen, double glazed window to rear aspect, double glazed window to front aspect, flooring, radiator.



LOUNGE

15' x 10'4 (4.57m x 3.15m)

Double glazed window to front aspect, radiator, fireplace, double glazed French doors to rear aspect, flooring.



LANDING

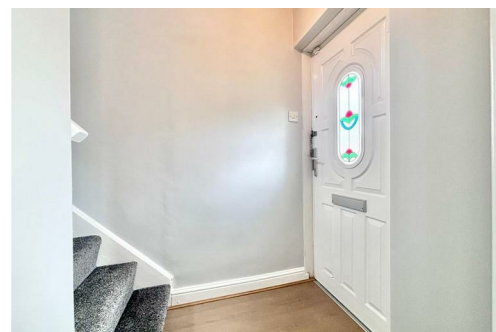
7'11 x 5'11 (2.41m x 1.80m)

Loft access, storage cupboard.

BEDROOM

15' x 10'6 (4.57m x 3.20m)

Double glazed window to front aspect, double glazed window to rear aspect, radiator, carpet flooring.



BEDROOM

8'3 x 13'9 (2.51m x 4.19m)

Double glazed window to front aspect, radiator, carpet flooring.

BATHROOM

7'9 x 7'2 (2.36m x 2.18m)

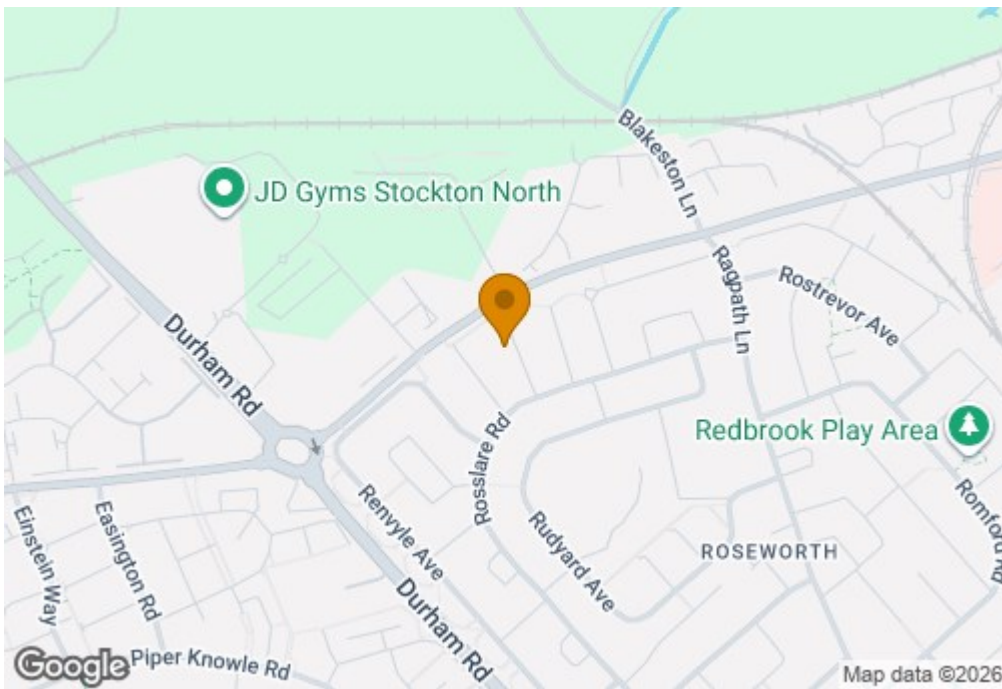
Bath, wash hand basin, WC, tiled flooring, tiled walls, radiator, double glazed window to rear aspect.

EXTERNAL

Gardens to front and rear, allocated parking to the front of the property.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
748 ft²
69.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

