



120 Dundas Street, Stockton-on-Tees, TS19 0EX

We are acting in the sale of the above property and have received an offer of £55,000 on the above property.

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

This mid terrace property has come to the market with no forward chain and vacant possession. The property would make an ideal investment purchase with a good rental yield. The property is in need of refurbishment and some TLC throughout. Comprising of an entrance hallway, open plan 24" lounge/diner and fitted kitchen on the ground floor. The upper level offers three bedrooms and a bathroom. External: A rear yard and street parking. Location: Close to shops, schools and local amenities. Call SMITH & FRIENDS on 01642 607555.

**Dundas Street, Stockton-On-Tees, TS19 0EX**

**3 Bed - House - Mid Terrace**

**£55,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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ENTRANCE HALLWAY

LOUNGE/DINER

24' x 14'11 (7.32m x 4.55m)  
Double glazed window to front aspect, two radiators, carpet.

KITCHEN

7'5 x 11'11 (2.26m x 3.63m)  
uPVC door to rear, double glazed window to side aspect.

LANDING

Radiator, loft access, storage.

BEDROOM

15'3 x 10'8 (4.65m x 3.25m)  
Double glazed window to front aspect, radiator.

BEDROOM

11'7 x 7'4 (3.53m x 2.24m)  
Double glazed window to rear aspect, radiator, carpet.

BEDROOM

7'8 x 7'3 (2.34m x 2.21m)  
Double glazed window to rear aspect, radiator, carpet.

BATHROOM

Bath, wash hand basin, WC, radiator.

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.

