



Offered to the market with no onward chain, this delightful two-bedroom property occupies a desirable position in the ever-popular village of Stillington. Enjoying a peaceful village setting, the property is ideally located within easy reach of the neighbouring villages of Thorpe Thewles and Sedgefield, both offering a wider selection of everyday amenities, shops, and services.

Providing an excellent opportunity for first-time buyers, investors, or those seeking a project, the property offers spacious accommodation with superb scope to modernise and personalise to individual tastes. With its appealing location and fantastic potential, this is a home ready to be transformed into something truly special.

West Street, Stockton-On-Tees, TS21 1JU

2 Bed - House - Mid Terrace

£70,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

West Street, Stockton-On-Tees, TS21 1JU



ENTRANCE HALLWAY

Front entrance door, carpet.

LOUNGE

Double glazed window to front aspect, fire and surround, radiator, stairs to first floor.

KITCHEN

Double glazed window to rear aspect, double glazed doors to rear aspect, access to wet room.

WET ROOM

Double glazed window to rear aspect, walk-in shower, WC.

LANDING

BEDROOM ONE

Double glazed window to front aspect, fire and surround, boiler, radiator, carpet.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet, cupboard.

WC

Double glazed window to rear aspect, cupboard, carpet, wash hand basin, WC, radiator.




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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.

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

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