



**Pennyroyal Road, TS18 3TY**  
**1 Bed - Apartment**  
**£60,000**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Leasehold**



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## Pennyroyal Road, TS18 3TY

\*\* NO ONWARD CHAIN \*\*

\*\* ALLOCATED PARKING \*\*

\*\* IDEAL PURCHASE FOR FIRST TIME BUYERS OR INVESTORS LOOKING FOR BUY TO LET \*\*

Offered to the market with no onward chain, this well-presented first floor one-bedroom apartment on Pennyroyal Road in Stockton-on-Tees is an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property has been neutrally decorated throughout and benefits from new carpets, creating a fresh and ready-to-move-into home.

Access to the building is via a secure intercom entry system, providing added security and convenience for residents.

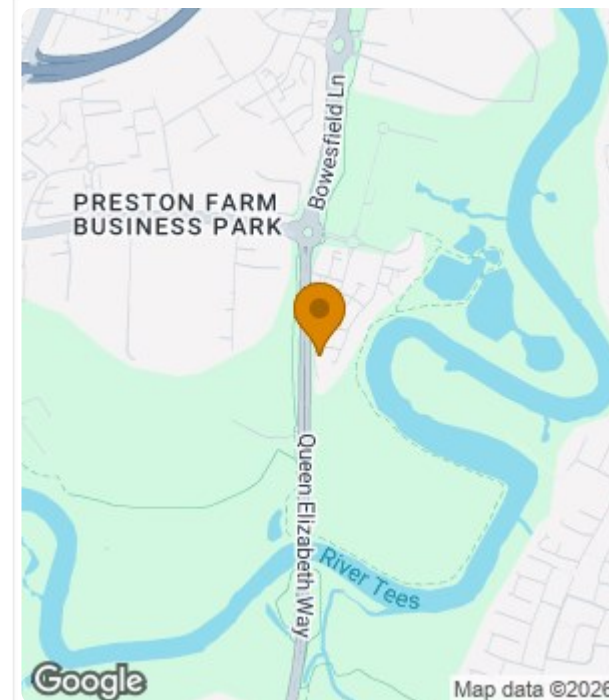
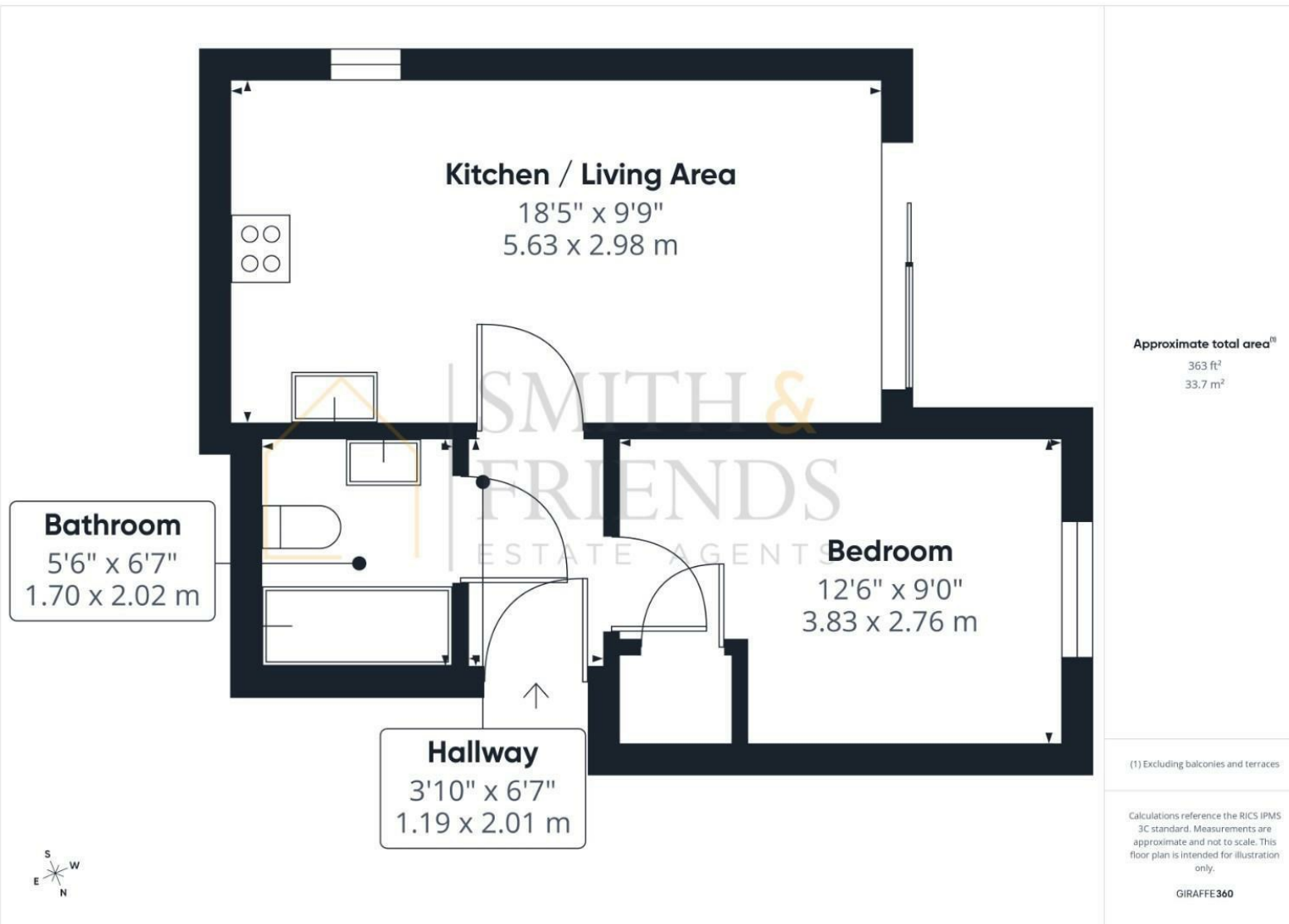
The apartment features a bright and spacious living room with sliding uPVC patio doors leading out to a private balcony, providing an ideal outdoor seating area and allowing plenty of natural light to flow into the living space. The property also benefits from uPVC double glazing throughout for improved comfort and efficiency.

The modern kitchen is well-appointed with contemporary fittings and ample storage, while the stylish bathroom has been finished to a modern standard.

Externally, the development offers an allocated parking space for the property along with ample visitor parking bays, making it convenient for both residents and guests.

Ideally situated, the apartment benefits from excellent transport links, with easy access to the A66 and A19, providing convenient routes for commuting across Teesside and beyond.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	82
	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 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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