



This spacious self contained flat which is located in the popular Stockton Town would be an ideal investment/first time buyer purchase. The property comes to the market with vacant possession and no forward chain. The property comprises of an entrance leading up to the flat, a spacious lounge area, a fitted kitchen with a range of wall/base units, master bedroom and a bathroom.

Location: Shops, local amenities and bus routes are close to the property

External: Ample parking facilities.

Please call Smith & Friends to arrange a viewing.

Bramley Parade, Stockton-On-Tees, TS18 3JG

1 Bed - Flat

£58,000

EPC Rating: D

Council Tax Band: A

Tenure: Leasehold



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ENTRANCE

Stairs leading to flat.

LIVING ROOM

'L' shaped room with double glazed window to front aspect, carpet flooring and coved ceiling.

KITCHEN

Double glazed window to rear aspect, base units and stainless steel sink and drainer, white goods (can be included in the sale).

BEDROOM

Double glazed window to rear aspect and carpet flooring.

BATHROOM

Fully tiled bathroom with bath, shower, WC and wash hand basin.

OUTSIDE

Ample parking for several vehicles.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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