



Complete renovations have taken place on this spacious end terraced house located in Stockton-On-Tees. The property is ready to move straight into. The floorplan comprises of an entrance hallway, a good size open plan lounge/diner and fitted kitchen to the ground floor. The upper level has two double bedrooms and a modern fitted bathroom. Ample street parking and rear outside space. No forward chain and vacant possession with the purchase of this house.

Arlington Street, Stockton-On-Tees, TS18 3LD
2 Bed - House - End Terrace
£75,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Arlington Street, Stockton-On-Tees, TS18 3LD

ENTRANCE HALLWAY

Via uPVC front door with stairs to upper level, carpet and radiator.

LOUNGE

Double glazed window to front aspect, double glazed window to rear aspect and carpet.

DINING ROOM

Archway which is open plan with the lounge, two radiators.

KITCHEN

LANDING

Carpets and loft access.

BEDROOM 1

Double glazed window to front aspect, carpet and radiator.

BEDROOM 2

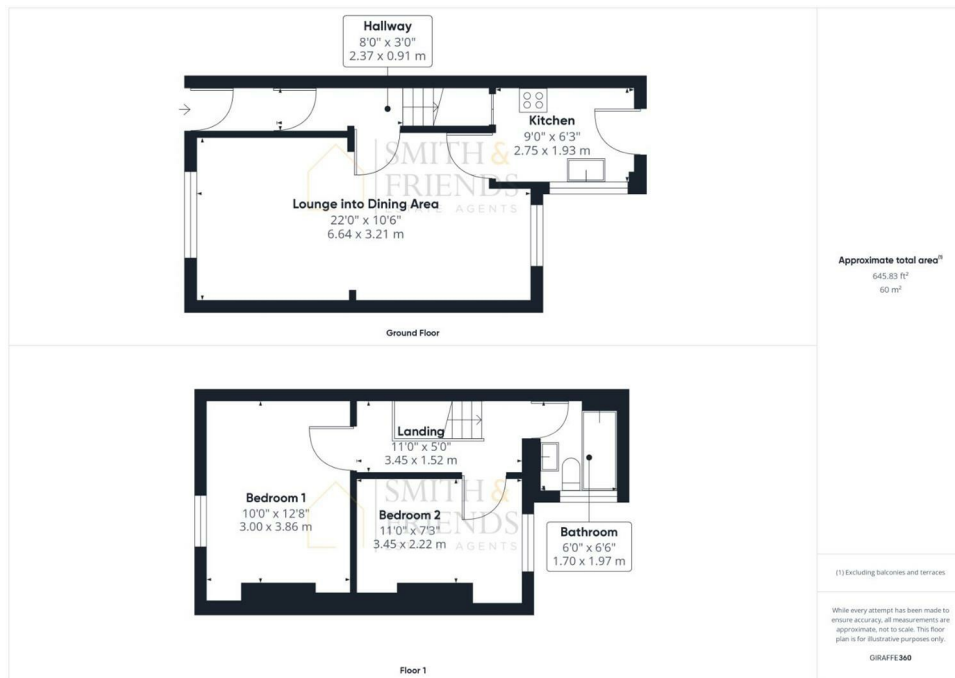
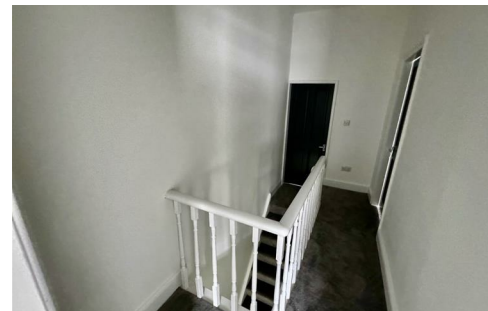
Double glazed window to rear aspect, radiator and carpets.

BATHROOM

Double glazed window to side aspect, bath, shower, wash hand basin, WC and heated towel rail.

OUTSIDE

uPVC door to rear yard, double glazed window to side and cupboard.



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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-58) | D | | |
| (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

