



An ideal investment opportunity. Smith & Friends are delighted to market this well presented two bedroom mid terraced house in an excellent location close to Stockton Town, bus and train routes. The property comprises of an entrance hallway leading through to a spacious open plan living/dining area and galley style kitchen having access to an enclosed rear yard. The upper floor has a split level open landing, a modern bathroom and two double bedrooms.

The property is to be sold with tenant in situ.  
Current tenant pays £475 per calendar month.

**Wren Street, Oxbridge, Stockton-On-Tees, TS18 4BJ**  
**2 Bed - House - Terraced**  
**£70,000**  
**EPC Rating: F**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Wren Street, Stockton-On-Tees, TS18 4BJ

ENTRANCE HALLWAY

LOUNGE  
20'4" x 14'3" (6.20 x 4.34)

KITCHEN  
10'3" x 7'2" (3.12 x 2.18)

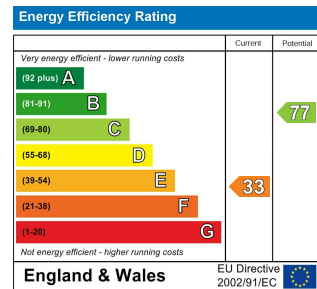
BEDROOM 1  
14'4" x 10'10" (4.37 x 3.30)

BEDROOM 2  
9'2" x 8'4" (2.79 x 2.54)

BATHROOM



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.



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