



This three bedroom semi detached house comes to the market with a generous rear garden and would be an ideal family or investment purchase. The property comprises of an entrance hallway, lounge, good size kitchen and downstairs cloakroom. The upper floor has three bedrooms and a family bathroom. The property has gas central heating and is double glazed throughout.

**Myrtle Road, Stockton-On-Tees, TS19 0HR**

**3 Bed - House - Semi-Detached**

**£90,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure:**



# Myrtle Road, Stockton-On-Tees, TS19 0HR

## HALLWAY

5'11" x 3'10" (1.80m x 1.17m)  
Via uPVC front door with carpet, radiator and stairs to upper level.

## WC

4'4" x 2'11" (1.32m x 0.89m)  
Double glazed window to side aspect, WC and tiled flooring.

## LIVING ROOM

13'10" x 12'9" (4.22m x 3.89m)  
Double glazed window to front aspect, carpet, radiator and electric wall fire.

## KITCHEN

8'10" x 12'8" (2.69m x 3.86m)  
Double glazed window to rear aspect, radiator, coved ceiling, spot lights and door to lobby.

## LOBBY

Double glazed window to side aspect, tiled floor and door to side aspect.

## LANDING

8'9" x 6'4" (2.67m x 1.93m)  
Airing cupboard, carpet, loft access and double glazed window to side aspect.

## BEDROOM 1

11'7" x 9'4" (3.53m x 2.84m)  
Double glazed window to front aspect, carpet, cupboard and radiator.

## BEDROOM 2

11'2" x 8'3" (3.40m x 2.51m)  
Double glazed window to rear aspect, carpet and radiator.

## BEDROOM 3

8' x 6'5" (2.44m x 1.96m)  
Double glazed window to front aspect, carpet and radiator.

## BATHROOM

5'5" x 7'4" (1.65m x 2.24m)  
Double glazed window to rear aspect, bath, shower, wash hand basin, WC, heated towel rail, laminate flooring and tiling.

## OUTSIDE

There is a garden to the front which is enclosed by gates and timber fencing.



## Energy Efficiency Rating

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>		

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, 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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