



This outstanding large three bedroom property has been fully renovated to a very high specification with no expense spared. Comprising of an entrance hallway, an open plan lounge/diner and a modern kitchen on the ground floor. The upper floor offers three bedrooms and a new bathroom suite. Bishopton Road is ready to move straight into with no work required and vacant possession. Located close to shops, schools, bus/train routes and local amenities.

**Bishopton Road, Stockton-On-Tees, TS19 0AW**

**3 Bed - House - Mid Terrace**

**£130,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure:**



# Bishopton Road, Stockton-On-Tees, TS19 0AW

**HALLWAY**  
26'1" x 3'10" (7.95m x 1.17m)  
Laminate flooring, radiator, cupboard and stairs to upper level.

**LOUNGE**  
26'3" x 11'8" (8.00m x 3.56m)  
Double glazed bay window to front aspect, laminate flooring and radiator.

**OPEN PLAN DINER**  
Double glazed window to rear aspect and radiator.

**KITCHEN**  
16'10" x 9'2" (5.13m x 2.79m)  
Laminate flooring, door to side aspect, double glazed window to side aspect, boiler and radiator.

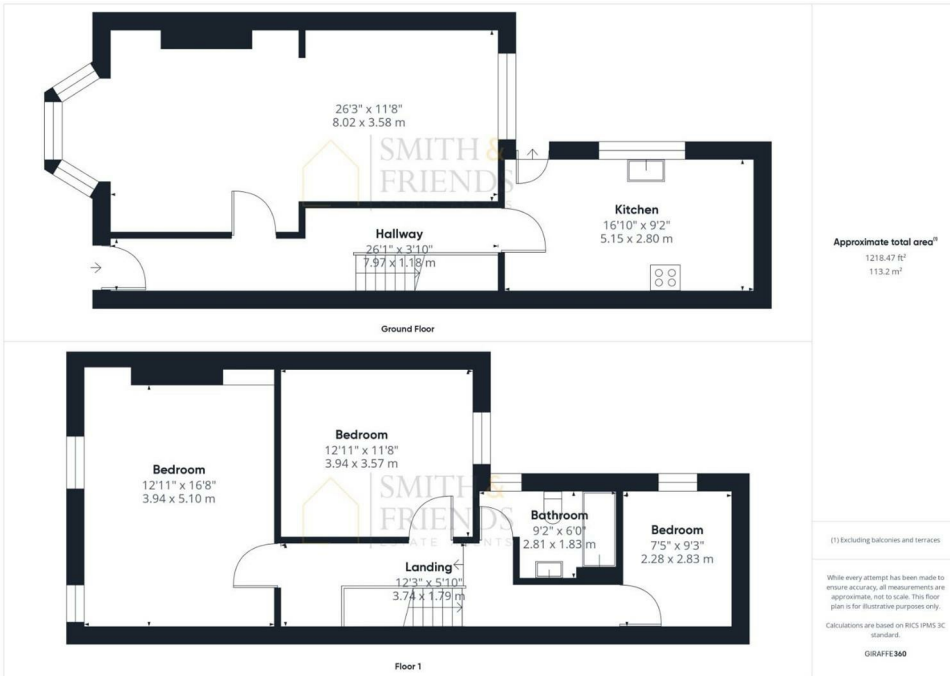
**LANDING**  
12'3" x 5'10" (3.73m x 1.78m)  
Split level landing with carpet, radiator and loft access.

**BEDROOM 1**  
12'11" x 16'8" (3.94m x 5.08m)  
Two double glazed windows to front aspect, carpet and radiator.

**BEDROOM 2**  
12'11" x 11'8" (3.94m x 3.56m)  
Double glazed window to rear aspect, carpet and radiator.

**BEDROOM 3**  
7'5" x 9'3" (2.26m x 2.82m)  
Double glazed window to side aspect, radiator and carpet.

**BATHROOM**  
9'2" x 6' (2.79m x 1.83m)  
Double glazed window to side aspect, bath, double waterfall shower, WC, vanity wash hand basin and heated towel rail.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		63	75
		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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

