



This four bedroom house has come to the market with massive potential and space throughout. This property would be an ideal investment property or a first time buyer purchase. Comprising of a spacious entrance hallway, kitchen with breakfast bar area, lounge/diner, cloakroom and utility area on the ground floor. The upper floor offers four bedrooms and a family bathroom with storage. Externally the rear garden is an excellent size which is mainly laid to lawn. Located close to bus route, shops and local amenities Dunmail Road is ready to buy having the advantage of no forward chain and vacant possession.

**Dunmail Road, Stockton-On-Tees, TS19 0AG**

**4 Bed - House - Mid Terrace**

**£95,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

# Dunmail Road, Stockton-On-Tees, TS19 0AG



## HALLWAY

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

## WC

Double glazed window to rear aspect and WC.

## LOUNGE/DINER

Double glazed bay window to front aspect, double glazed window to rear aspect, two radiators, carpet and fire with surround.

## KITCHEN

Flooring, door to rear aspect, double glazed window to rear aspect, part tiling, breakfast bar and radiator.

## UTILITY

Storage, radiator, sink, door to front aspect and double glazed window to front aspect.

## LANDING

Carpet and loft access.

## BEDROOM 1

Double glazed window to front aspect, carpet, radiator and bulk head.

## BEDROOM 2

Double glazed window to front aspect, laminate flooring and radiator.

## BEDROOM 3

Double glazed window to rear aspect, carpet and radiator.

## BEDROOM 4

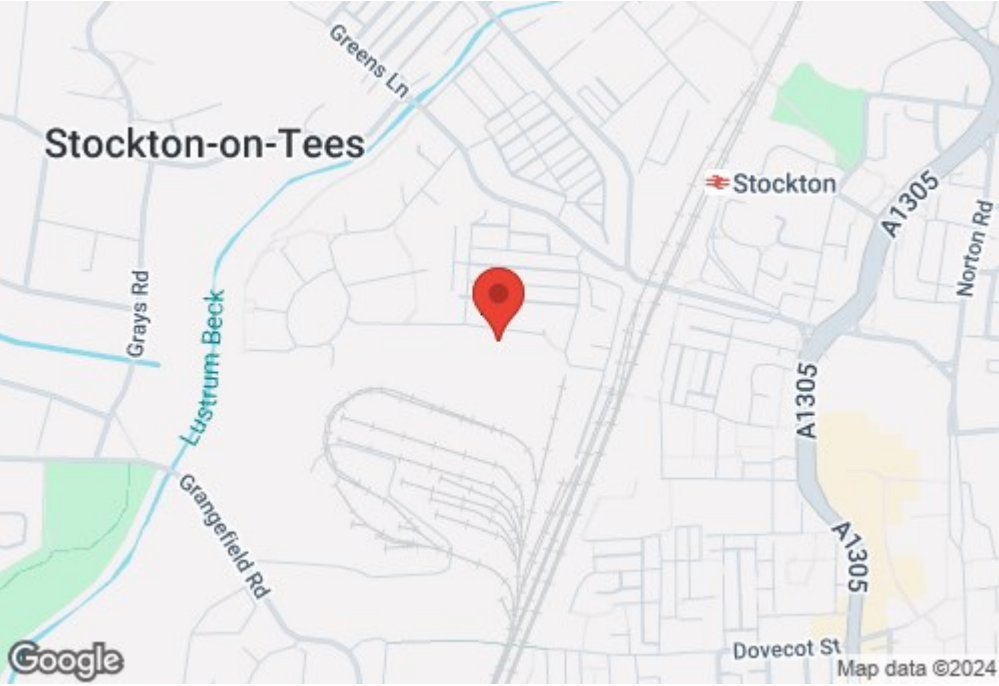
Double glazed window to rear aspect, carpet, radiator and storage cupboard.

## BATHROOM


Tiled flooring, double glazed window to rear aspect, shower, wash hand basin, WC, radiator, fully tiled walls and storage cupboard.



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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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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