



If you are looking for a spacious property in a cul-de-sac location then look no further! This property has so much to offer comprising of an entrance hallway, a generous lounge/diner, fitted 'gallery' style kitchen, sunroom, cloakroom and utility area on the ground floor. The upper floor has FOUR bedrooms, bathroom, separate w/c and a split level landing. Externally: Fantastic corner plot with low maintenance gardens front and rear. Location: Rugby Road is located in a cul-de-sac and is close to schools, shops and local amenities.

Rugby Road, Stockton-On-Tees, TS18 4AZ

4 Bedroom - House - Semi-Detached

Offers Over £127,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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ENTRANCE HALLWAY

4'7 x 3'9 (1.40m x 1.14m)

Door to front elevation, stairs to upper level, laminate flooring and full length radiator.

LOUNGE

22'1 x 12'1 (6.73m x 3.68m)

Laminate flooring, radiator and square double glazed window to front aspect.

STORAGE

2'7 x 3'11 (0.79m x 1.19m)

Base units and carpet flooring.

KITCHEN

Double glazed window to side aspect, flooring, double internal doors to lounge and door to rear aspect.

SUN ROOM

8'3 x 6'11 (2.51m x 2.11m)

Door to rear aspect, side door leading to garden and flooring.

LANDING

8'3 x 6'11 (2.51m x 2.11m)

Split level landing with double glazed window to rear aspect, carpet, loft access, coved ceiling and storage.

BEDROOM 1

11'11 x 10' (3.63m x 3.05m)

Double glazed window to front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM 2

7'10 x 10' (2.39m x 3.05m)

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

BEDROOM 3

6'5 x 6'2 (1.96m x 1.88m)

Double glazed window to front aspect, double glazed window to side aspect, carpet and radiator.

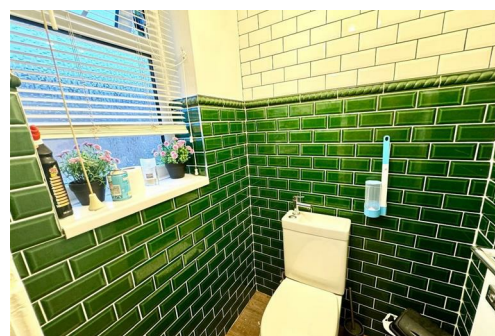
BEDROOM 4

Double glazed window to front aspect, radiator and carpet.

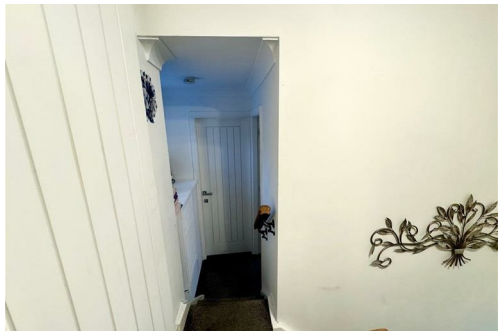
BATHROOM

4'7 x 6'1 (1.40m x 1.85m)

Walk-in shower, heated towel rail, vanity WC and double glazed window to rear aspect.



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Rugby Road
Approximate Gross Internal Area
1065 sq ft - 98 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. We 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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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