



Pennyroyal Road, Stockton-On-Tees, TS18 3TY
3 Bed - House - Townhouse
£174,995

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Pennyroyal Road, TS18 3TY

*** IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR ***
*** SINGLE GARAGE & DRIVEWAY ***

New to the market this rarely available three bedroom mid-terraced townhouse, within the popular Bowesfield Lane area of Preston Farm, Stockton-on-Tees, situated a short walk from the River Tees and within easy access of Preston Park, allowing lovely riverside walks, the property is also within easy reach of the A66, and A19, creating a good location for transport and commuting links.

The Property Briefly comprises of; Entrance Hall, Downstairs WC, Additional Cloakroom, Modern Kitchen and a Lounge/Diner to the rear with French Doors to the rear garden.
The First Floor provides a landing with access to a family bathroom, and Two Bedrooms. On the Second Floor you will find the Master Bedroom with a walk through dressing room and En-Suite Shower Room.

Externally, the property has an enclosed rear garden proving a well maintained lawn and decking area. With off road parking to the side of the three terraced houses and a single detached garage.

Highly Recommended viewing this property - Contact Smith & Friends Estate Agents - Ingleby Barwick.

GROUND FLOOR

Hallway
12'11" x 3'8"
Additional Storage Cupboard

Downstairs WC
6'0" x 2'11"

Kitchen
12'11" x 6'3"

Lounge / Dining Room
16'5" x 13'3"
Understairs Storage Cupboard

FIRST FLOOR

Landing
9'8" x 3'5"

Bedroom 2
10'0" x 13'3"

Bedroom 3
8'11" x 13'2"

Bathroom
6'4" x 6'4"

SECOND FLOOR

Landing
3'0" x 3'0"

Bedroom 1
12'10" x 9'8"

Dressing Room
10'5" x 6'7"

En-Suite
6'11" x 6'3"

SINGLE GARAGE
17'5" x 9'2"









Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1170.37 ft²

108.73 m²

Reduced headroom

16.55 ft²

1.54 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

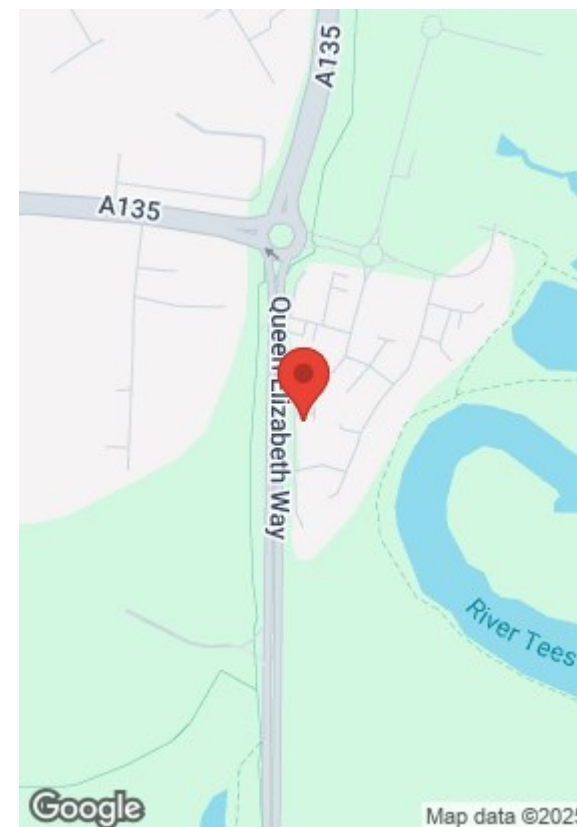
GIRAFFE360



Floor 2 Building 1



Ground Floor Building 2



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	77	87
	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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
 ESTATE AGENTS