



This two bedroom mid terrace house located close to North Tees Hospital has come to the market with no forward chain. The property would be an ideal first time buyer purchase or investment buy and is immaculately presented throughout. Comprising of an entrance hallway, lounge, separate dining room and modern fitted kitchen on the ground floor. The upper level offers two double bedrooms and a bathroom on the upper level. External: Front and rear low maintenance gardens with outhouses to the rear. Street parking to the front of the property. Ketton Road is close to local shops, schools and amenities. Please call Smith & Friends to arrange a viewing.

**Ketton Road, Stockton-On-Tees, TS19 8BP**

**2 Bed - House - Mid Terrace**

**£85,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Ketton Road, Stockton-On-Tees, TS19 8BP**



**ENTRANCE HALLWAY**

uPVC double glazed front door, laminate flooring, radiator and stairs to upper level.

**LOUNGE**

**13'2 x 13'7 (4.01m x 4.14m)**

Laminate flooring, electric fire with surround, coved ceiling, radiator and storage cupboard.

**DINING ROOM**

**7'3 x 9' (2.21m x 2.74m)**

Double glazed double doors to rear aspect, coved ceiling and radiator.

**KITCHEN**

**8'5 x 9'4 (2.57m x 2.84m)**

Double glazed window to rear aspect, uPVC door to rear aspect, gas hob with built-in oven and radiator.

**LANDING**

Carpet flooring, loft access and cupboard.

**BEDROOM ONE**

**9'7 x 16'3 (2.92m x 4.95m)**

Two double glazed windows to front aspect, laminate flooring, two storage cupboards and loft access.

**BEDROOM TWO**

**10'9 x 9'9 (3.28m x 2.97m)**

Double glazed window to rear aspect, laminate flooring, radiator, coved ceiling and storage cupboard.

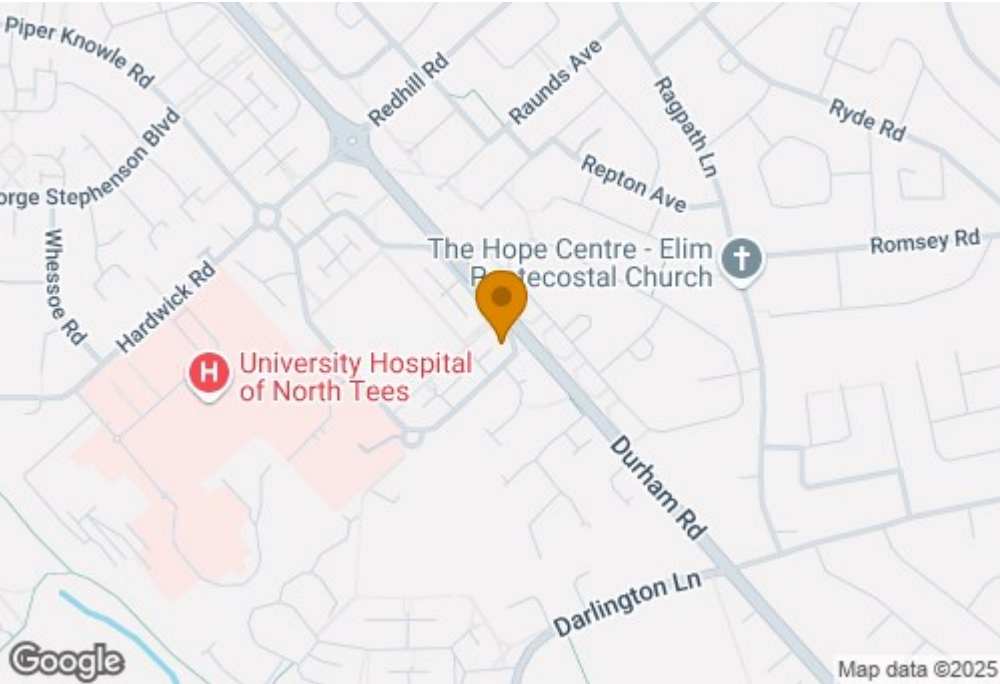
**BATHROOM**

**4'11 x 5'2 (1.50m x 1.57m)**

Shower cubicle with dual shower, wash hand basin, WC, heated towel rail and double glazed window to rear aspect.



Ketton Road, Stockton-On-Tees, TS19 8BP



Ketton Road, Stockton-On-Tees, TS19 8BP

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
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		
England & Wales		EU Directive 2002/91/EC

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

