



This mid terrace property has come to the market with no forward chain and vacant possession. Ready to move straight into the property comprises of an entrance, open plan lounge/kitchen on the ground floor. The upper level offers two double bedrooms and a bathroom. Howden Walk is close to Stockton Town Centre and bus routes. This would be an ideal investment or first time buyer purchase. External: Gardens to front and rear. Parking to the rear of the property. Call Smith & Friends to arrange a viewing.

**Howden Walk, Stockton-On-Tees, TS18 1QH**

**2 Bed - House - Mid Terrace**

**£90,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**





# Howden Walk, Stockton-On-Tees, TS18 1QH

## ENTRANCE HALLWAY

4'6 x 5'7 (1.37m x 1.70m)

uPVC double glazed side entrance door, carpet.

## LOUNGE

Double glazed window to front aspect, carpet, wall lights, under stairs cupboard.

## KITCHEN

22'5 x 12' (6.83m x 3.66m)

Open plan with lounge. Double glazed window to rear aspect, uPVC door to rear aspect, laminate flooring, tiled, electric hob and oven, stainless steel sink and drainer, radiator, stairs to upper level.

## LANDING

Loft access, radiator, coved ceiling, two double glazed windows to front aspect.

## BEDROOM ONE

8'8 x 12'2 (2.64m x 3.71m)

Two double glazed windows to front aspect, laminate flooring, radiator, coved ceiling.

## BEDROOM TWO

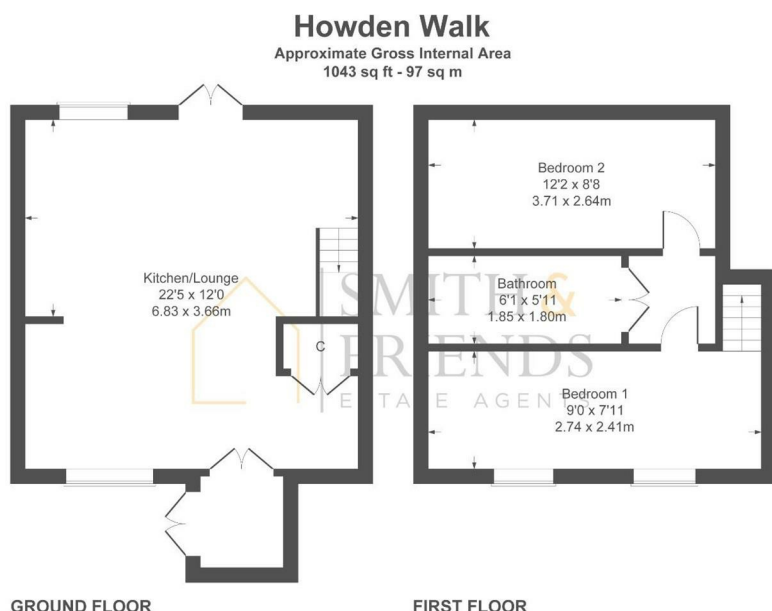
9' x 7'11 (2.74m x 2.41m)

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

## BATHROOM

5'11 x 6'1 (1.80m x 1.85m)

Part tiled, flooring, bath, shower, wash hand basin, WC.



Not to Scale. Produced by The Plan Portal 2025  
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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

