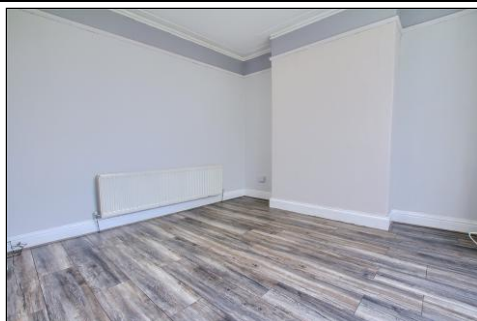


## ST. PAULS TERRACE, STOCKTON-ON-TEES, TS19 0AH



- ▲ Priced to Sell & a Simple Chain Free Sale
- ▲ Traditional Inner Terrace House with Two Double Bedrooms
- ▲ An Ideal Buy-to-Let' Rental Property with the Prospect of a Respectable Return

- ▲ Front Lounge & Separate Rear Sitting/Dining Room
- ▲ Font Garden & Rear Yard
- ▲ UPVC Double Glazed Windows
- ▲ Central Heating with a Combi Boiler

**Offers Over £70,000**

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An ideal 'Buy-to-Let' rental opportunity with the prospect of a respectable return on your investment, this traditional style inner terrace house with two double bedrooms is a chain free sale.

Other attractions include front garden, UPVC double glazed windows and central heating with a combi boiler.

Comprising entrance vestibule, hallway, front lounge, separate rear sitting/dining room and kitchen on the ground floor. The first floor has two double bedrooms and bathroom with a white suite.

#### **GROUND FLOOR**

**ENTRANCE VESTIBULE** - With wood entrance door and wood door to the hallway.

#### **HALLWAY**

**FRONT LOUNGE - 3.73m (12'3") into alcoves x 3.63m (11'11") excluding bay**  
With radiator, wood grain effect laminate flooring and bay window.

**DINING ROOM - 3.73m (12'3") into alcoves x 3.63m (11'11")**  
With wood grain effect laminate flooring and radiator.

**KITCHEN - 5.54m (18'2") into recess x 2.13m (7') into alcoves**  
Fitted with woodgrain effect wall and floor units, complementary marble effect work surface, stainless steel sink with tiled splashback, Baxi combination boiler, plumbing for washing machine, tiled floor and wood door opening to the rear yard.

#### **FIRST FLOOR**

#### **LANDING**

**BEDROOM ONE - 4.8m (15'9") into alcoves x 3.63m (11'11")**  
With radiator and built-in storage cupboard.

**BEDROOM TWO - 3.63m (11'11") x 2.92m (9'7") into alcoves**  
With radiator and storage cupboard.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath, WC, wash hand basin, radiator, and vinyl flooring.

**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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ST. PAULS TERRACE, TS19 0AH



**EXTERNALLY**

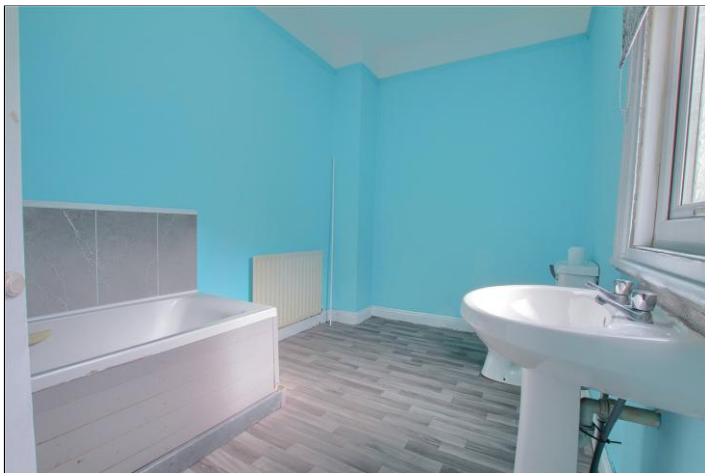
**GARDENS** - Pedestrianised front leading to the front door and lawned front garden. To the rear there is a yard with storage shed and gated access to the rear alleyway.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

**AGENTS REF:** - MH/LS/BIL210314/23092021

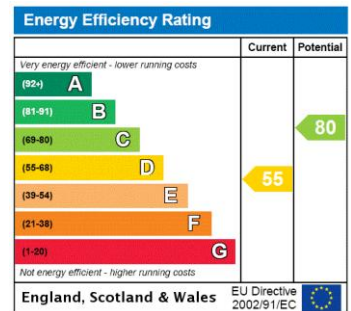
**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on  
Tel: 01642 355000





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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