




Kensington Road Oxbridge Stockton TS18 4DQ
Offers in Excess of £68,500

-  MID TERRACED HOUSE
-  2 BEDROOMS
-  WELL PRESENTED
-  UTILITY ROOM
-  FIRST FLOOR BATHROOM
-  UPVC DOUBLE GLAZING
-  COMBI GAS CENTRAL HEATING
-  NO CHAIN

Thinking of Selling? Contact us today for your FREE VALUATION



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A WELL PRESENTED mid terrace house within walking distance of **ROPNER PARK**. Benefiting **COMBI GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING** the accommodation offers a through **LOUNGE/DINING ROOM**, 13' kitchen and utility, 2 bedrooms and **FIRST FLOOR LARGE BATHROOM**. **NO CHAIN**. The property has a full damp proof course with certificate.

ENTRANCE VESTIBULE

uPVC double glazed entrance door.

HALLWAY

Laminate flooring, radiator, staircase to the first floor.

LOUNGE/ DINING ROOM 10' 8" x 25' into bay (3.25m x 7.62m)

uPVC double glazed bay window, radiator x 2, coving.

KITCHEN 13' 1" x 6' 6" (3.99m x 1.98m)

Fitted with an excellent range of modern base and wall units. Work surfaces incorporating inset sink unit with mixer tap. Tiled splash backs. Built in electric oven, hob and extractor hood above. Laminate flooring. coving. uPVC double glazed window to the side. Door into Utility room.

UTILITY 9' x 6' 4" (2.74m x 1.93m)

Combi gas central heating boiler, door to rear yard.

LANDING

Open spindle balustrade.

FRONT BEDROOM 14' 2" x 10' 1" (4.32m x 3.07m)

uPVC double glazed window to the front, radiator, coving.

REAR BEDROOM 8' 6" x 12' 4" (2.59m x 3.76m)

uPVC double glazed window to the rear. Radiator.

BATHROOM 12' 5" x 6' 7" (3.78m x 2.01m)

A large bathroom fitted with a white suite comprising of bath with Mira electric shower over and screen, wash hand basin and WC. Radiator, coving, uPVC double glazed window x 2.

EXTERNALLY

Yard to the rear.



Middlesbrough Sales:

01642 248248

Stockton Sales:

01642 615657

Auctions:

01642 615657

Lettings:

01642 355792

Surveys:

01642 806444



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Efficiency Rating for this property is D. The full EPC is available on request.

AGENT'S NOTES: 1. Photographs may contain items not included in sale. 2. All measurements are approximate. 3. Gowland White have not tested any services or equipment in this property. 4. The accuracy of these particulars, whilst believed to be correct, is not guaranteed. They do not form a contract or any part of a contract and should not be relied on as a statement of fact.

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