

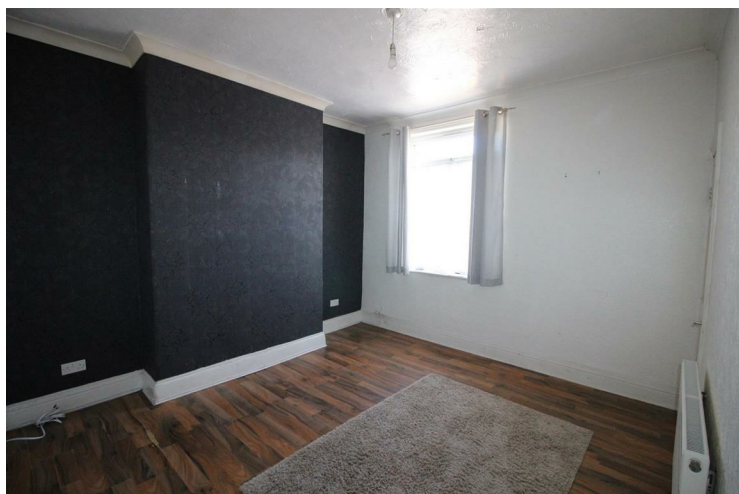


Londonderry Road  
Stockton-On-Tees

£59,950

ENERGY RATING: C-74

**\*\* INVESTMENT OPPORTUNITY \*\*** A two bedroom, two reception room terraced house, briefly comprising; entrance hall, two reception rooms, kitchen, two first floor bedrooms and bathroom/WC. There is an enclosed yard to the of the property. Offered with UPVC double glazing and a Baxi combi boiler. Vacant Possession. Energy Rating: C-74. Council Tax Band: A (£1,634.11 ).



- Two Bedroom Terrace • Two Receptions Rooms • Kitchen & 1st Floor Bathroom • Enclosed Yard to Rear

### Entrance Hall

UPVC entrance door, staircase to first floor and a radiator.

### Reception Room One 3.67m x 3.58m (12'0" x 11'8")

Front aspect UPVC double glazed bay window, laminate flooring and a radiator.

### Reception Room Two 3.72m x 3.61m (12'2" x 11'10")

Rear aspect UPVC double glazed window, laminate flooring and a radiator.

### Kitchen 3.36m x 2.11m (11'0" x 6'11")

Side aspect UPVC double glazed window and a door leading to the yard. Base & wall units with rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink & mixer tap. Gas cooker, space & plumbing for washing machine, Baxi combi boiler and an understair storage cupboard.

### First Floor Landing

Rear aspect UPVC double glazed window, large storage cupboard and access to loft.

### Bedroom One 3.19m x 3.65m (10'5" x 11'11")

Front aspect UPVC double glazed window, laminate flooring and a radiator.

### Bedroom Two 2.21m x 2.74m (7'3" x 8'11")

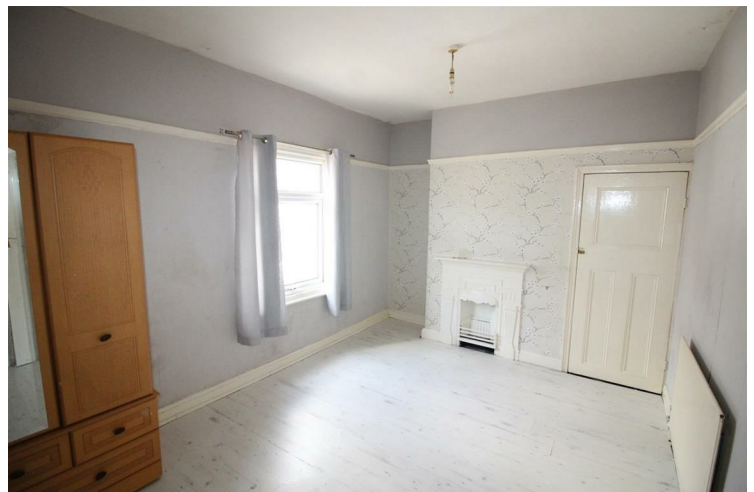
Rear aspect UPVC double glazed window, laminate flooring and a radiator.

### Bathroom/WC

Panel enclosed bath with mixer tap & showerhead, vanity unit housing wash basin, low level WC, laminate flooring and a radiator.

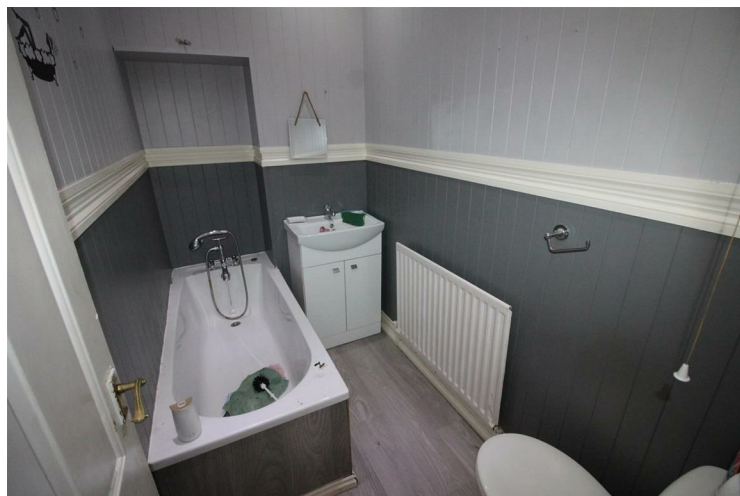
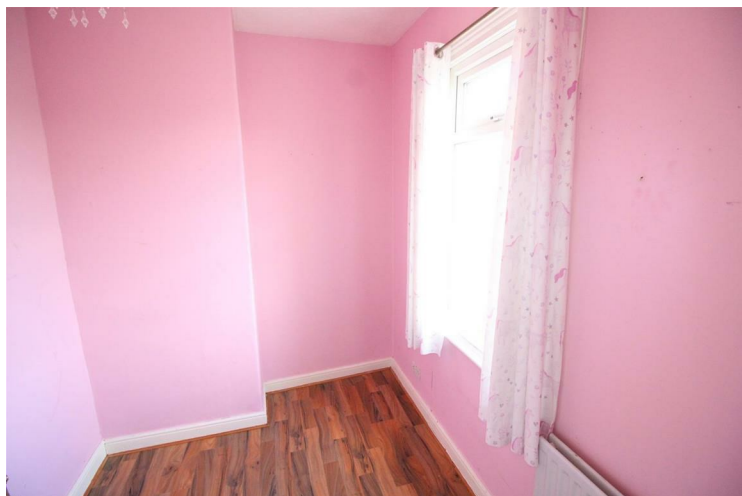
### Externally

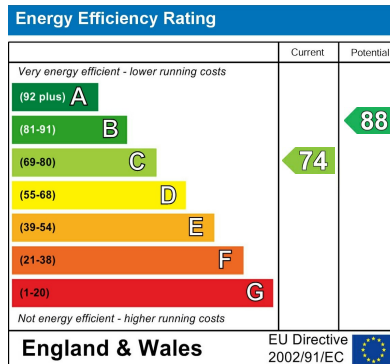
There is an enclosed yard to the rear of the property.





- Close to Stockton town centre • Vacant Possession • Energy Rating: C-74 • Council Tax Band: A (£1,634.11 )





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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