

ARLINGTON STREET, STOCKTON-ON-TEES, TS18 3LD



- ▲ Two Bedroom Inner Terrace Property
- ▲ Charming Presentation
- ▲ Double Glazing
- ▲ Gas Central Heating
- ▲ Comprehensive Improvements Such as a New Roof & Boiler
- ▲ No Onward Chain

£75,000

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This charming inner terrace will make a perfect first home or rental investment as it is ready to move straight in!

The accommodation flows in brief, vestibule, lounge/dining room, kitchen, two bedrooms and shower room to the first floor.

Externally the property sits in a pedestrianised section of the street with raised beds and small trees with unallocated parking close by. There is also a rear courtyard and outhouse.

GROUND FLOOR

ENTRANCE VESTIBULE - Double glazed entrance door to entrance vestibule with inner timber door to living room/dining room.

LIVING ROOM/DINING ROOM - 4.3m x 6.63m (max) (14'1" x 21'9" (max))

With laminate flooring, inglenook style fireplace with oak mantel, two modern radiators, and double-glazed window to the front and rear aspects.



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KITCHEN - 3.86m x 1.96m (12'8" x 6'5")

With double glazed window and door to the side aspect, modern radiator, under stairs cupboard, wall, drawer, and floor units with complementary worktops incorporating a one and a half bowl stainless steel sink and drainer unit, plumbing for washing machine, electric oven and gas hob, tiled splashbacks, and overhead extractor hood.

FIRST FLOOR

LANDING - With loft access with pull down ladder.

BEDROOM ONE - 2.97m x 3.86m (9'9" x 12'8") to rear of wardrobes excluding alcove

With double glazed window to the front aspect, single radiator, and laminate flooring.

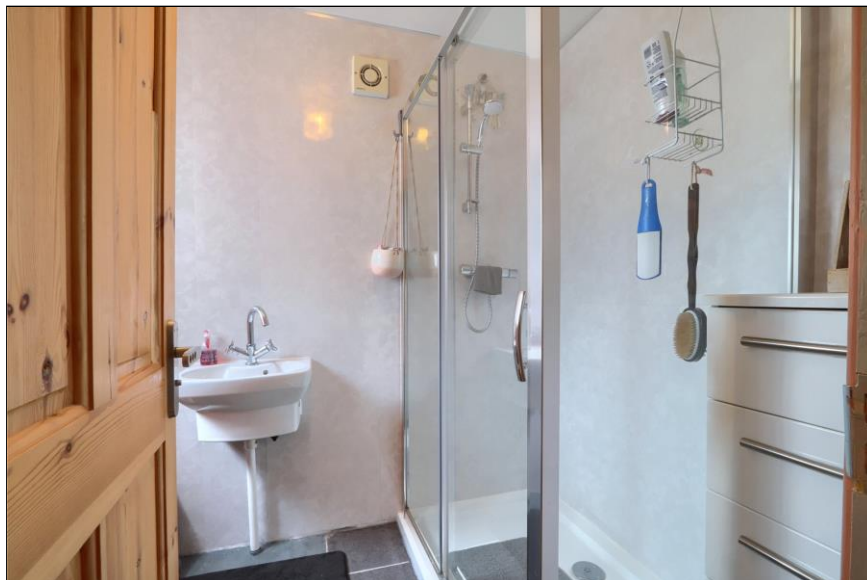
BEDROOM TWO - 3.45m (11'4") x 2.6m (8'6") into alcove

With single radiator and double-glazed window to the rear aspect.

SHOWER ROOM - With double glazed window to the side aspect, wash hand basin, low level WC, double shower enclosure, heated towel rail, tiled floor, panelled shower area and extractor fan.

EXTERNALLY

Externally the property sits in a pedestrianised section of the street with raised beds and small trees with unallocated parking close by. There is also a rear courtyard and outhouse.



- Street Parking Only
- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

AGENTS REF: - LJ/LS/STO230797/12122023

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

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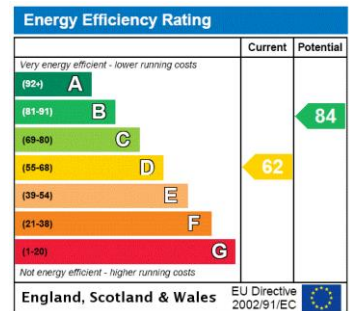
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