

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

£70,000

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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.



**TO VIEW:** Tel: 01642 355000

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## ARLINGTON STREET, TS18 3LD



### **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

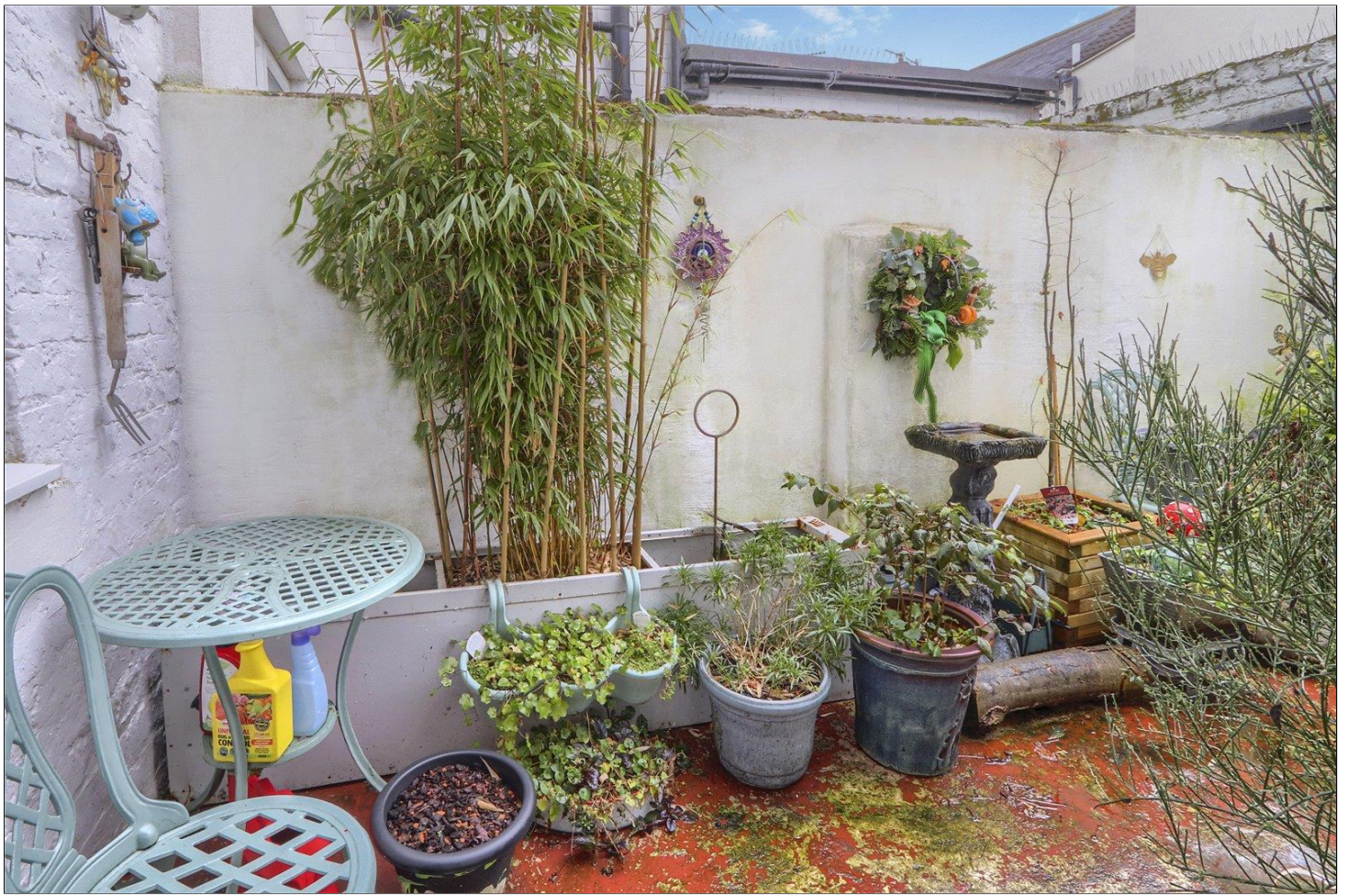
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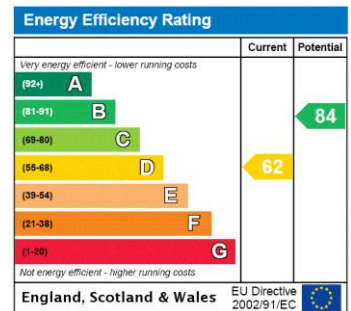
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