



Londonderry Road, Stockton-On-Tees

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Guide Price £70,000 - £80,000





## Londonderry Road

Stockton-On-Tees

Offers Invited Between £70,000 and £80,000

Welcome to this two-bedroom mid-terrace home in Stockton, a perfect opportunity for first-time buyers or investors. With no onward chain to worry about, you can move right in and start making this place your own. The property boasts two reception rooms, providing ample space for your lifestyle needs. Warm up in the colder months with the gas central heating, ensuring a cosy atmosphere at all times. The accommodation includes an entrance hall, a lounge with a bay window that flows into the dining room, a kitchen, bathroom, and two double bedrooms - offering comfortable living spaces for all occupants.

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.*

*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Entrance Hall**

**Lounge**

13' 4" x 11' 7" (4.07m x 3.53m)

**Dining Room**

12' 1" x 11' 6" (3.68m x 3.50m)

**Kitchen**

19' 0" x 7' 7" (5.80m x 2.30m)

**Landing**

19' 3" x 7' 7" (5.86m x 2.31m)

**Bathroom**

8' 2" x 7' 7" (2.49m x 2.30m)

**Bedroom One**

11' 3" x 15' 2" (3.43m x 4.63m)

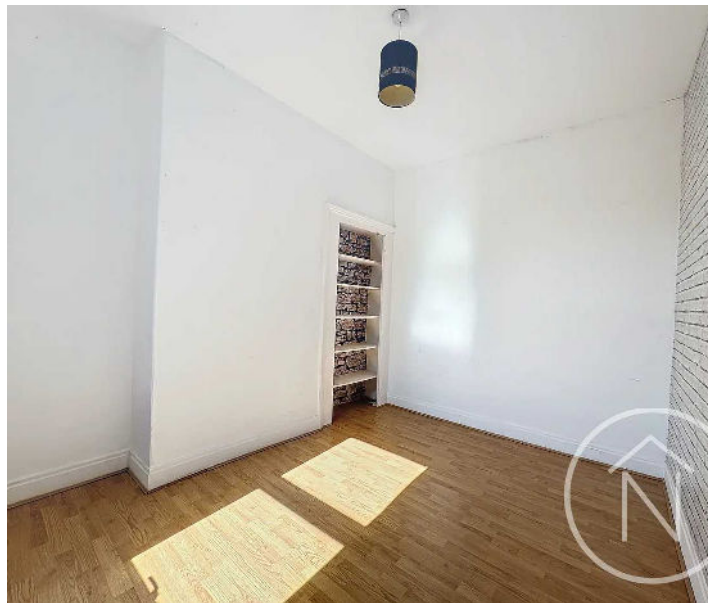
**Bedroom Two**

12' 1" x 9' 5" (3.68m x 2.88m)



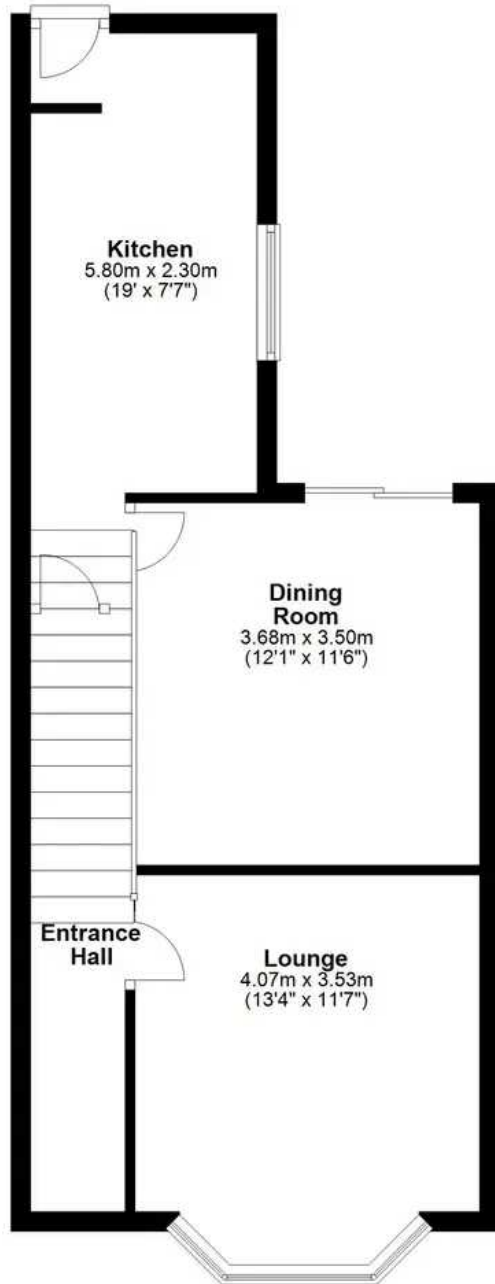


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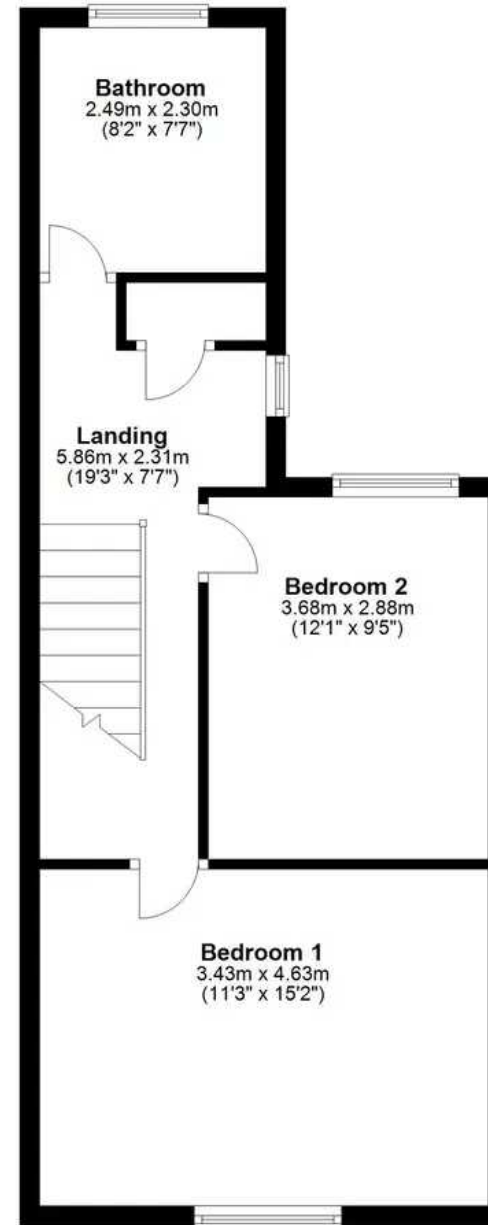
## Ground Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 88.5 sq. metres (952.4 sq. feet)

floor plan(s) by Northgate<sup>2</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





## Northgate - Teesside

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