



Vicarage Avenue, Stockton-On-Tees TS19 0AF

welcome to

Vicarage Avenue, Stockton-On-Tees

We are delighted to bring to the market this well-presented two-bedroom mid-terraced property, perfectly positioned in a sought-after area of Stockton-On-Tees. With its fantastic location and well-proportioned layout, early viewings are highly recommended to avoid disappointment.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

12' x 11' (3.66m x 3.35m)
Window to front, radiator

Dining Room

12' x 11' (3.66m x 3.35m)
UPVC door to rear, radiator

Kitchen

16' x 7' (4.88m x 2.13m)
Window to side, spotlights, sink with drainer, splash back, range of wall and base units, appliances, recess for oven, radiator

Bedroom 1

13' x 10' (3.96m x 3.05m)
Window to front, radiator

Bedroom 2

12' x 7' (3.66m x 2.13m)
Window to rear, radiator

Bathroom

Bath, towel rail, low level WC, wash hand basin, window to side, splash back

Rear Garden

Yard





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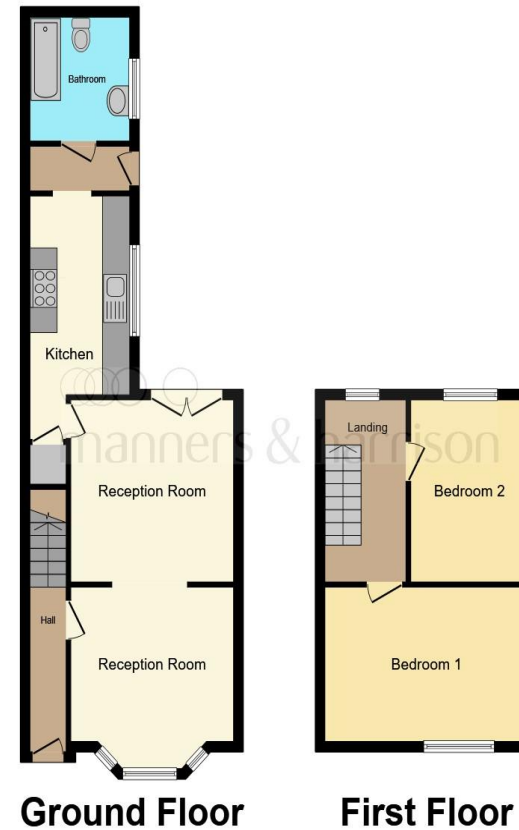
- REAR YARD
- TWO BEDROOMS
- MID-TERRACED
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£74,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
STO114936 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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