



**Densham Drive, TS18 3NY**  
**2 Bed - House - Mid Terrace**  
**Offers In The Region Of £96,500**

A smart and well presented two bedroom mid terraced house which would be an ideal purchase for a first time buyer or rental investor. Situated on Densham Drive in Stockton, the property is close to local amenities and commuter routes. Proving economical to manage having gas central heating and uPVC double glazing, the internal accommodation comprises of entrance hallway, cloak/WC, kitchen, lounge, landing, two bedrooms and bathroom/WC. Externally the property has gardens to front and rear in addition to two allocated parking spaces.



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# Densham Drive, TS18 3NY

## ENTRANCE HALLWAY

Via front entrance doors with door leading to cloak/WC, lounge, kitchen and stairs leading to first floor landing.

## CLOAK/WC

Low level WC, wash hand basin, single radiator and uPVC double glazed window to front elevation.

## LOUNGE

13'10 x 10'1 (4.22m x 3.07m)

uPVC double glazed window to rear elevation, single radiator and laminate flooring.

## KITCHEN

11'5 x 7'4 (3.48m x 2.24m)

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas hob with built-in electric oven, worktop with stainless steel sink unit with mixer tap and single drainer, space for fridge/freezer, plumbing for washing machine, single radiator and uPVC double glazed window to front elevation.

## LANDING

Which is approached via stairs from entrance hallway with single radiator, built in storage cupboard and doors leading to two bedrooms and bathroom/WC.

## BEDROOM 1

10'7 x 10'1 (3.23m x 3.07m)

Two uPVC double glazed windows to front elevation, single radiator, fitted wardrobe and built-in storage cupboard.

## BEDROOM 2

11'5 x 7' (3.48m x 2.13m)

uPVC double glazed window to rear elevation and single radiator.

## BATHROOM/WC

Suite comprising of bath with over bath shower, pedestal wash hand basin, low level WC, uPVC double glazed window to rear elevation and single radiator.

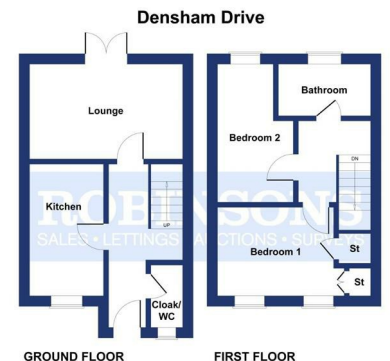
## OUTSIDE

To the front there is an easily maintained garden which is enclosed by hedging with footpath to front entrance door. To the rear there is a neat and tidy garden which is laid to lawn with a paved footpath and rear gated access to the rear which is enclosed by timber fencing.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating Legend			
Environmental Impact (CO <sub>2</sub> ) Rating Legend			

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
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