



**83 Waverley Street**  
Stockton-On-Tees, TS18 3JH

**£33,000**

**Energy Rating : F**



# 83 Waverley Street

---

## Description

Situated close to the town centre with its host of shops, amenities and transport links is this superb investment opportunity. So whether you are looking to turn a property around or achieve a healthy rental yield this home is more than worth a viewing. You don't want to miss out on this one when it goes under the hammer! The property benefits from double glazing and is warmed by electric central heating, briefly comprising; entrance vestibule, living room, fitted kitchen/dining area and downstairs cloaks/WC. To the first-floor; two double bedrooms and family bathroom/WC. Externally; enclosed rear yard.

## Accommodation

### Entrance Vestibule

Upvc double glazed entrance door to the front and access to the first floor staircase.

### Living Room *10' 6" x 10' 1" (3.20m x 3.07m)*

Upvc double glazed window to the front, double radiator and a wall mounted electric fire.

### Open Plan Fitted Kitchen/Dining Room *11' 2" x 13' 9" (3.40m x 4.19m)*

Range of base units incorporating drawers, laminate worktops and tiled splash backs. Stainless steel inset sink unit, plumb for an automatic washing machine, space for an upright fridge freezer and a gas cooker point. Useful storage cupboard, double radiator and a solid wood double glazed window to the rear.

### Rear Lobby

Solid wood entrance door and double glazed window to the side and access to the downstairs cloakroom.

### Downstairs Cloakroom

Suite comprising of a push button wc and a solid wood double glazed window to the side.

### First Floor Landing

Balustrade, independent access to all rooms and loft space.

### Master Bedroom *14' 1" x 10' 3" (4.29m x 3.12m)*

Upvc double glazed window to the front and single radiator.

### Bedroom 2 *8' 3" x 11' 3" (2.51m x 3.43m)*

Solid wood double glazed window to the rear, single radiator and useful storage cupboard which houses the hot water tank.

### Family Bathroom

White suite comprising of a panel bath with overhead shower and shower curtain. Pedestal wash hand basin, low flush wc, single radiator, tiled walls, laminate flooring and a solid wood double glazed window to the rear.

## Externally

### Rear Yard

Enclosed rear yard with rear access gate.

## EPC

Energy Performance Certificate A full Energy Performance Certificate is available upon request.

## Mortgage Services

Mortgage Services We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment,

## 83 Waverley Street

---

please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

### **Agent Notes**

Agent Notes Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

### **Council Tax Band**

Council Tax Band:- A

**Viewing Arrangements**

**Tel:** 01287 630733

**Email:** [teesside@selectiv.co.uk](mailto:teesside@selectiv.co.uk)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.