

# Harper & Co

Estate Agents Ltd

<https://www.harperandcoestateagents.co.uk>



## Oxbridge Lane

, Stockton-On-Tees, TS18 4HN

A Rare Opportunity To Acquire A Substantial Four Bedroom Period Semi-Detached Residence Occupying A Generous Plot In One Of Stockton's Most Convenient Locations. Dating Back To Before 1900, This Characterful Home Combines Original Charm And Traditional Features With Stylish Presentation And Modern-Day Comforts. Boasting Approximately 1,884 Sq Ft Of Accommodation, Two Reception Rooms, Two Bathrooms, Extensive Gardens And Off Road Parking, This Is A Superb Family Home In The Heart Of Stockton-On-Tees.

**Offers in the region of £375,000**

# Oxbridge Lane

, Stockton-On-Tees, TS18 4HN



- Substantial Period Semi-Detached Home Built Before 1900
- Benefiting First Floor & Second Floor Bathrooms
- Beautifully Presented Throughout Whilst Retaining Period Features
- Prime Location Close To Hartburn, Schools, Amenities And Transport Links
- Four Generous Bedrooms Across Approximately 1,884 Sq Ft
- Large Mature Rear Garden With Additional Access Via Nursery Lane
- uPVC Double Glazing & Gas Central Heating Via Baxi Combi Boiler
- Two Spacious Reception Rooms Full Of Character And Charm
- Cobbled Driveway Providing Off Road Parking For Two Vehicles
- Front Yard Area Offering Excellent Storage Or Potential Utility Conversion (STPP)

## Full Description

## Location

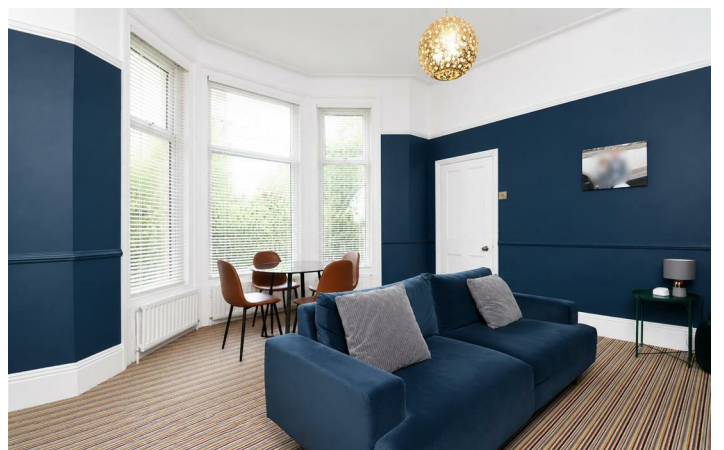
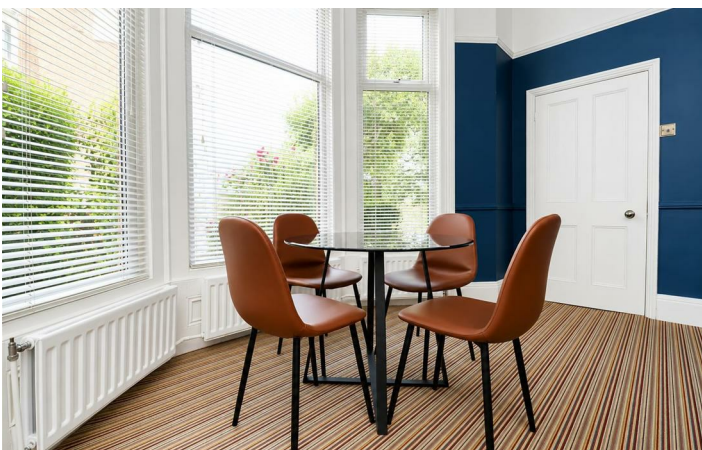
## Note

## Disclaimer

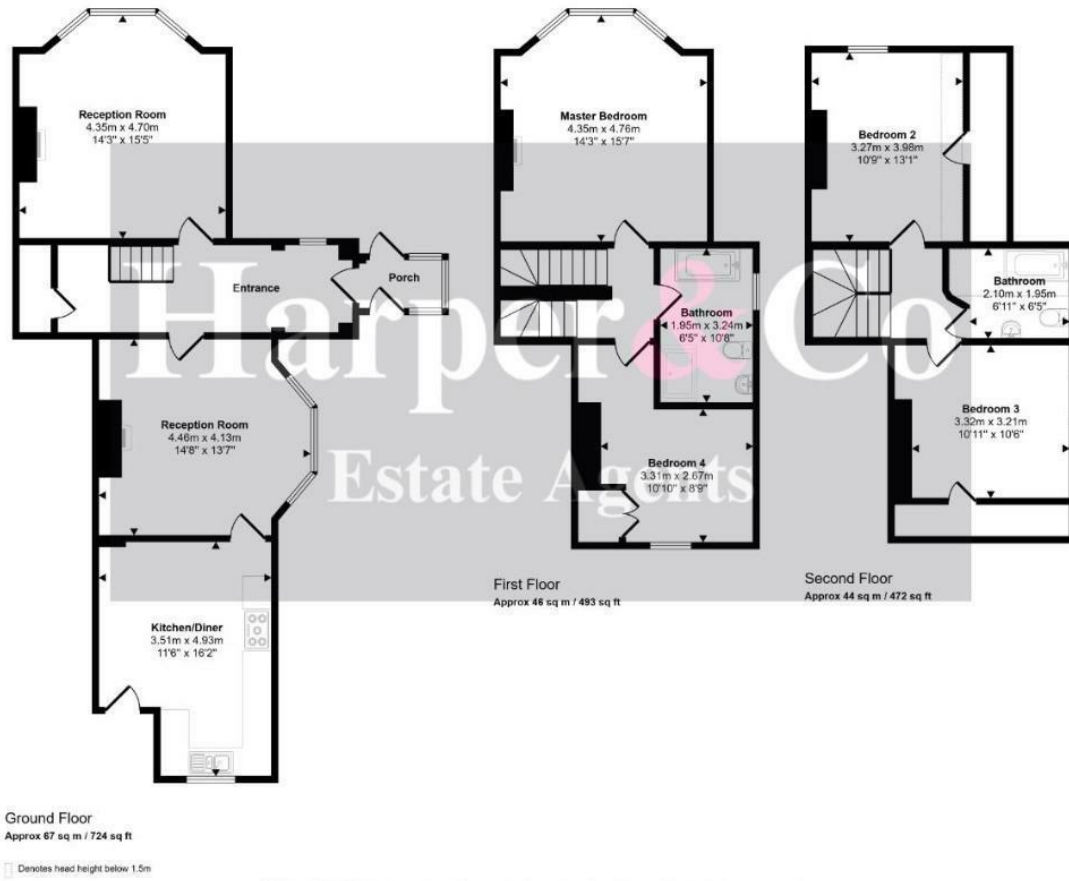
## Money Laundering Notice



## Directions



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Trade Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	