



## 34 Windermere Road

Grangefield, Stockton-On-Tees, TS18 4NA

**Offers in excess of £80,000**



Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Spacious Property On Windermere Road Presents A Fantastic Investment Opportunity Or Potential First Time Purchase. Potential To Convert To Three Bedrooms & A Shower Room/Utility Room To The First Floor & Create A Hallway & Ground Floor W.C (STPP) - Speak With Emma At Harpers For Further Information.



**Full Description**

Situated In A Convenient Location Close To Local Amenities, Schools And Transport Links, The Property Offers Generous Room Sizes And Scope For Further Improvement Or Reconfiguration.

Upon Entering The Property, You Are Welcomed Into A Lounge, Providing A Comfortable Living Space.

To The Rear Is A Kitchen/Diner, Offering Good Space For Cooking And Dining.

The Property Currently Offers Two Great Size Bedrooms, With Potential To Be Configured As A Three Bedroom Home, Depending On The Buyer's Requirements.

The Family Bathroom Is Particularly Spacious, Offering Excellent Potential For Modernisation.

Externally, The Property Benefits From A Large Private Rear Garden, Providing Plenty Of Outdoor Space.

To The Front, The Garden Is Low Maintenance And Offers Potential To Be Converted Into A Driveway (Subject To Necessary Consents).

With Its Generous Layout, Flexible Accommodation And Strong Potential, This Property Represents A Very Attractive Opportunity For Investors Or Buyers Looking To Add Value.

**Location**

Situated In A Popular Residential Area Of Stockton-On-Tees, This Property Enjoys A Convenient Setting Close To A Range Of Local Amenities. Local Shops And Everyday Essentials Are Approximately 0.4 Miles Away (Around An 8 Minute Walk).

The Area Is Well Served By Local Schools, Making It A Suitable Choice For Families. Stockton Town Centre Is Around 1 Mile Away (Approximately A 4-5 Minute Drive), Offering A Variety Of Shops, Cafés And Services. Ropner Park Is Also Nearby At Around 0.7 Miles (Approximately A 15 Minute Walk), Providing Attractive Green Space And Leisure Facilities.

The Property Benefits From Good Transport Links, With Easy Access To The A66 And A19, Making Travel To Middlesbrough, Darlington And Surrounding Areas Straightforward.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase.

Some Photographs May Have Been AI Enhanced For Presentation Purposes (For Example, De-Cluttering). Images Should Be Treated As Illustrative Only And Not Relied Upon As An Accurate Representation.

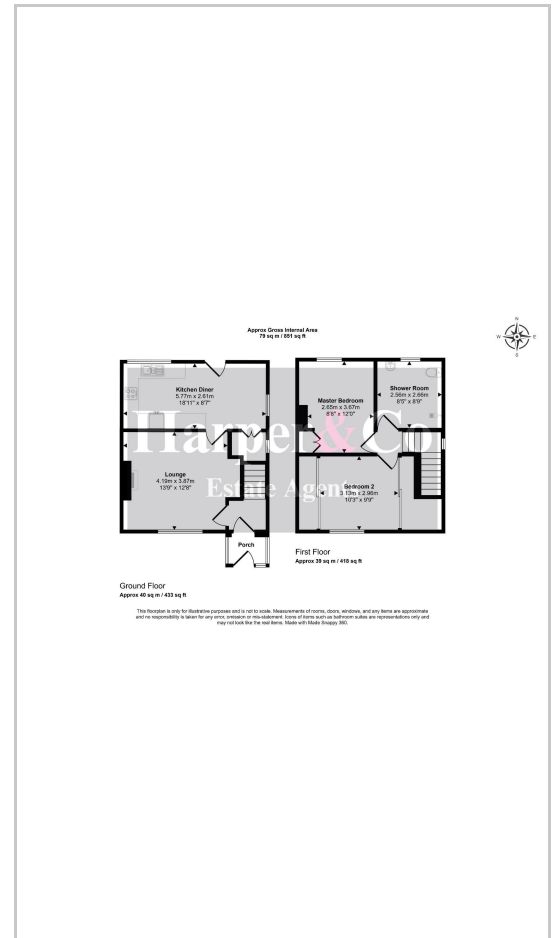
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

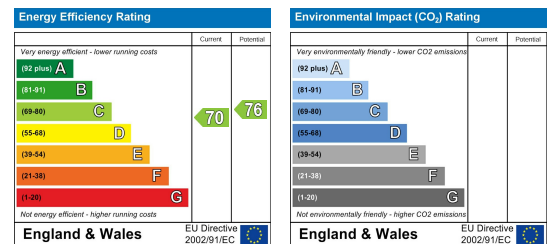
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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