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# 9 Myrtle Road

, Stockton-On-Tees, TS19 0HR

## Offers in excess of £95,000









EPC Rated - B. Please Read The Advert & Key Features - This Family Home Has Been Well Maintained By Loving Owners! Our Valuer Is Happy To Chat With Any Prospective Buyers. INTERNAL PHOTOGRAPHS AVAILABLE Upon Enquiry.

Presenting An Excellent Opportunity For Both First-Time Buyers And Seasoned Investors Alike. The Property Boasts Three Well-Proportioned Bedrooms, Making It Ideal For Families Or Those Seeking Extra Space. The Inviting Reception Room Offers A Warm And Welcoming Atmosphere, Perfect For Relaxation Or Entertaining Guests.

One Of The Standout Features Of This Home Is The Energy-Saving Solar Panels, Which Are Owned Outright, Providing The Added Benefit Of Quarterly Payments. This Not Only Contributes To Lower Energy Bills But Also Supports A More Sustainable Lifestyle. Furthermore, The Property Benefits From A New Roof Installed In 2024, Ensuring Peace Of Mind For Years To Come. The Boarded Loft Space, Accessible Via A



#### Location

Myrtle Road Can Be Accessed From Durham Road, Take A Turn Onto Appleton Road Then A Left Onto Myrtle Road. The Property Is Positioned On The Right.

St Bedes Catholic Academy - 7 Minute Walk University Hospital Of North Tees - 7 Minute Drive Stockton High Street - 5 Minute Drive A19 - 10 Minute Drive

#### Entrance Hallway

Entrance Leads To Lounge & Staircase To First Floor.

#### Lounge

13'10 x 2'9 (4.22m x 0.84m)

Feature Fireplace, uPVC Double Glazed Window, Radiator.

## Kitchen/Diner

12'8 x 8'10 (3.86m x 2.69m)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Window, Radiator.

#### **Ground Floor W.C**

Fitted With A White W.C, uPVC Double Glazed Window.

## First Floor Landing

Access To Bedrooms & Bathroom.

#### Bedroom One

11'7 x 9'4 (3.53m x 2.84m)

Fitted Wardrobes, Storage Cupboard, uPVC Double Glazed Window, Radiator.

#### **Bedroom Two**

11'2 x 8'3 (3.40m x 2.51m)

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

#### Redroom Three

8'0 x 6'5 (2.44m x 1.96m)

uPVC Double Glazed Window, Radiator.

## Family Bathroom

5'5 x 7'4 (1.65m x 2.24m)

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, W/C, Bath With Overhead Shower, uPVC Double Glazed Window, Radiator.

## **Loft Space**

Boarded & Insulated.

## **Energy Efficiency Rating - B**

The Full Energy Efficiency Certificate Is Available On Request.

## **Property Information**

Tenure: Freehold

Local Authority: Stockton Council

Listed Status: Not Listed Conservation Area: No

Tree Preservation Orders: None

Tax Band: A

Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.

Broadband Delivered To The Property: Cable

Non-Standard Construction: Believed To Be Of Standard Construction

Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of

Flooding Issues In The Last 5 Years: None

Accessibility: Two Storey Dwelling. No Accessibility Modifications

Cladding: Non Decorative Stone

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

## Disclaime

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. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

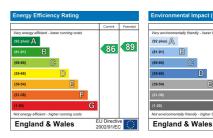
## Area Map



## Floor Plans



## **Energy Efficiency Graph**



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