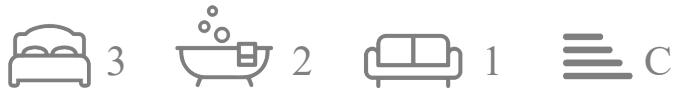




6 Mallaig View

Elm Tree, Stockton-On-Tees, TS19 0TW

Offers in the region of £125,000



Situated Within The Popular And Well-Established Elm Tree Development, This Beautifully Presented Three Bedroom Mid-Terrace Home Offers Modern, Stylish, And Practical Living Accommodation, Making It An Ideal Choice For First-Time Buyers, Professionals, And Growing Families.



Description

The Property Has Recently Undergone A Comprehensive Programme Of Re-Decoration And Upgrading, Including New Flooring Throughout, An Upcycled And Modernised Kitchen, New Internal Doors, And A Gas Boiler Installed In 2022, Creating A Fresh, Contemporary Finish That Is Ready To Move Into.

Upon Entry, The Home Welcomes You Into Cosy Lounge With French Doors Opening Onto A Front Garden & And Integral Hallway Featuring Bespoke Built-In Storage Solutions, Providing Excellent Organisation And Maximising Everyday Living Space. A Modern Ground Floor Wet Room With W.C. Adds Further Convenience And Accessibility.

To The Rear Of The Property Is A Spacious And Well-Appointed Kitchen, Enhanced By Sliding Patio Doors Leading Directly Onto The Landscaped Garden, Creating A Seamless Connection Between Indoor And Outdoor Living Areas.

To The First Floor Are Three Generously Sized And Well-Proportioned Bedrooms, All Offering Ample Space For Furniture And Storage, Along With A Stylish And Well-Maintained Family Bathroom.

Externally, The Property Enjoys A Private And Attractive Rear Garden With Relatively New Fencing, Patio And Lawn Areas, And A Useful Outbuilding/Storage Shed, Providing An Ideal Space For Relaxation, Entertaining, And Practical Storage.

The Home Is Positioned To Overlook A Green Belt Area To The Front, Offering Pleasant Open Views And A Sense Of Space, While Being Not Overlooked To The Front Or Rear, Ensuring A High Level Of Privacy.

With Ample Off-Road Parking To The Rear, Close Proximity To Local Schools, Shops, And Amenities, And A Modern, Well-Kept Interior, This Property Represents An Excellent Opportunity For Buyers Seeking A Stylish And Low-Maintenance Home In A Desirable Location.

Early Viewing Is Highly Recommended To Fully Appreciate The Quality And Position Of This Property.

Location

Mallraig View Is Well Positioned Within The Popular Elm Tree Area Of Stockton-On-Tees, Offering Excellent Access To Local Amenities, Schools, Transport Links, And Green Spaces.

Everyday Shopping Needs Are Catered For By Nearby Local Shops And Convenience Stores, All Within Easy Walking Distance. Elm Tree Centre Is Close By, Providing A Range Of Services And Facilities.

Well-Regarded Primary Schools Including Oxbridge Lane Primary School, Green Gates Academy, And St Mark's Church Of England Primary School Are All Easily Accessible On Foot Or By Short Journey, Making This An Ideal Location For Families.

Regular Bus Services Are Available From Nearby Stops, Providing Convenient Links To Stockton Town Centre And Surrounding Areas, While Road Access To The A19 And A66 Makes Commuting Straightforward.

For Outdoor Enjoyment, Residents Can Take Advantage Of Nearby Parks And Green Spaces, Including Ropner Park And Newham Grange Park, Offering Walking Routes, Play Areas, And Leisure Facilities.

With Its Combination Of Local Convenience, Education Options, Transport Connections, And Open Spaces, This Location Provides An Excellent Setting For Comfortable And Practical Everyday Living.

Note

Please Find The Attached Brochure With Material Information For Buyers. Council Tax Band A, Year Built Approx. 1976-1982

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. 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.

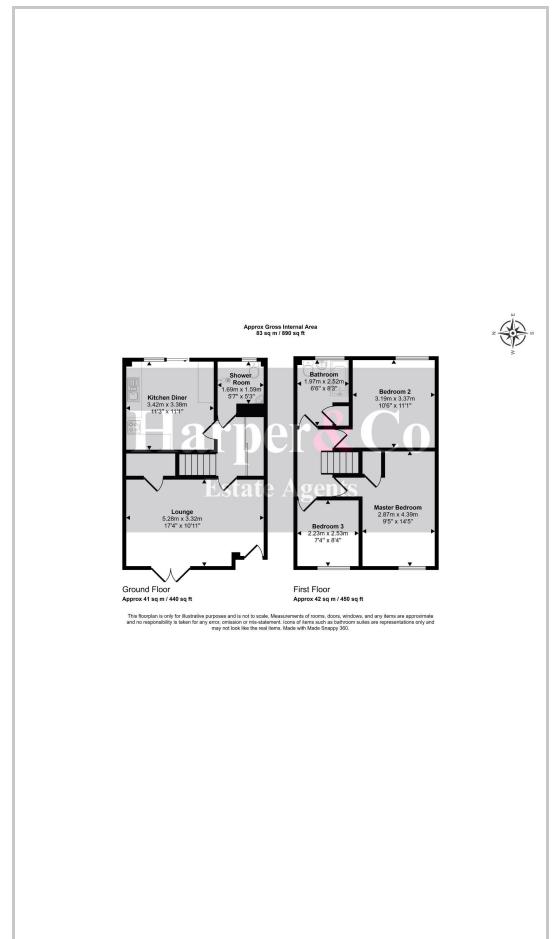
Money Laundering Notice

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

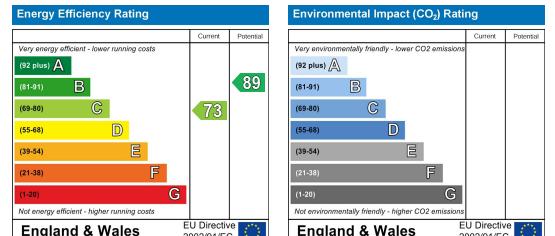
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.