



24 Nightingale Drive

, Stockton-On-Tees, TS19 8PG

Offers in the region of £200,000



Immaculate Five-Bedroom End Terrace Townhouse With Garage, Conservatory & South-Facing Garden.



Full Description

This Beautifully Upgraded And Immaculately Maintained Family Home Offers Spacious Living Across Three Floors. Ideally Located Within Walking Distance Of North Tees General Hospital, The Property Is Perfect For Families Or Professionals Looking For A Modern, Move-In-Ready Home With Flexible Living Space And Excellent Future Potential.

Internally, The Home Features A Refitted Kitchen And Conservatory (Both Approx. 3 Years Old), A First-Floor Living Room, And A Master Bedroom With En-Suite And Fitted Wardrobes. The Garage, Accessible From The Hallway And Currently Used As A Games Room, Comes With A Remote-Controlled Roller Door And Has The Potential To Be Converted Into Additional Living Space (Subject To Planning Permission).

The South-Facing Garden Is Low Maintenance And Ideal For Entertaining, Featuring A Fixed Frame Pergola With Canopy, As Well As External Power And Water Outlets. Storage Is Plentiful Throughout, And The Property Includes A Boarded Loft With Pull-Down Ladder, Light, And Grab Rails.

Location

Nightingale Drive Is Situated In A Modern Development Just Off Darlington Lane In Newham Grange.

- Abbey Hill Academy - 5 Minute Walk
- Our Lady & St Bede Catholic Academy - 20 Minute Walk
- University Hospital Of North Tees -10 Minute Walk

Note

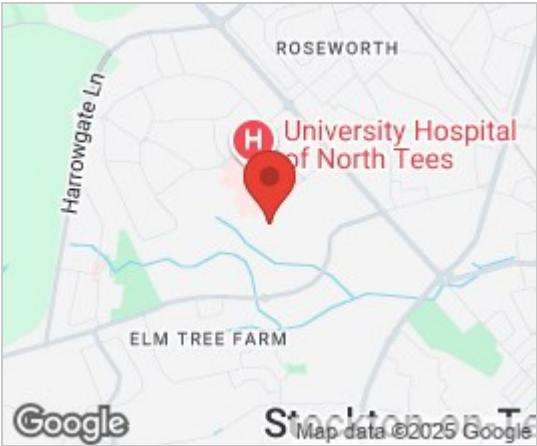
Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

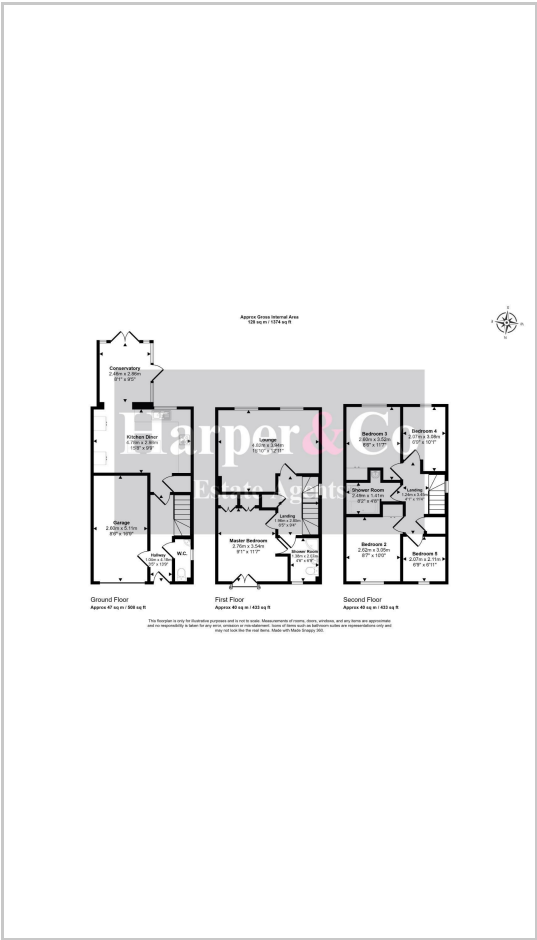
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees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

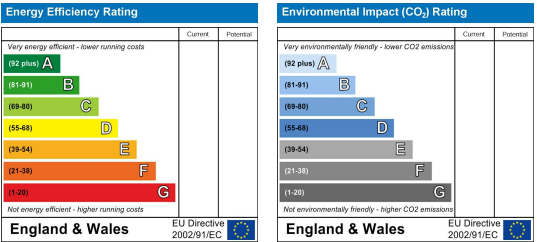
Area Map



Floor Plans



Energy Efficiency Graph



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.