



## 32 St. Johns Park

Stillington, Stockton-On-Tees, TS21 1NT

**£225,000**



Located In The Heart Of The Popular Village Of Stillington, This Well-Presented Three-Bedroom Detached Home Is Offered With No Onward Chain And Vacant Possession. Built In 1997 And Set On A Generous, Private Plot Within A Quiet Cul-De-Sac With No Through Traffic, This Property Is Ideal For Families, First-Time Buyers, Or Those Looking To Downsize In A Peaceful Yet Well-Connected Location.



## Full Description

Set On A Good-Sized Plot With A Private Garden And Excellent Potential To Extend Or Adapt (Subject To Planning), This Home Combines Rural Charm With Practical Modern Living.

## Location

Stillington Is A Thriving Village With A Strong Community, Local Shops, Doctors And Primary School — All While Being A Short Drive From Stockton, Sedgefield, And Key Transport Links.

- Stillington Post Office & Premier Store - 5 Minute Walk
- William Cassidi C Of E Primary School - 6 Minute Walk
- Stockton Country Parish, St John's Church - 4 Minute Walk
- Wynyard Woodland Park, - 8 Minute Drive
- Park Lane Surgery - 7 minute Walk

## Note

Please Find The Attached Brochure With Material Information For Buyers.

## Disclaimer

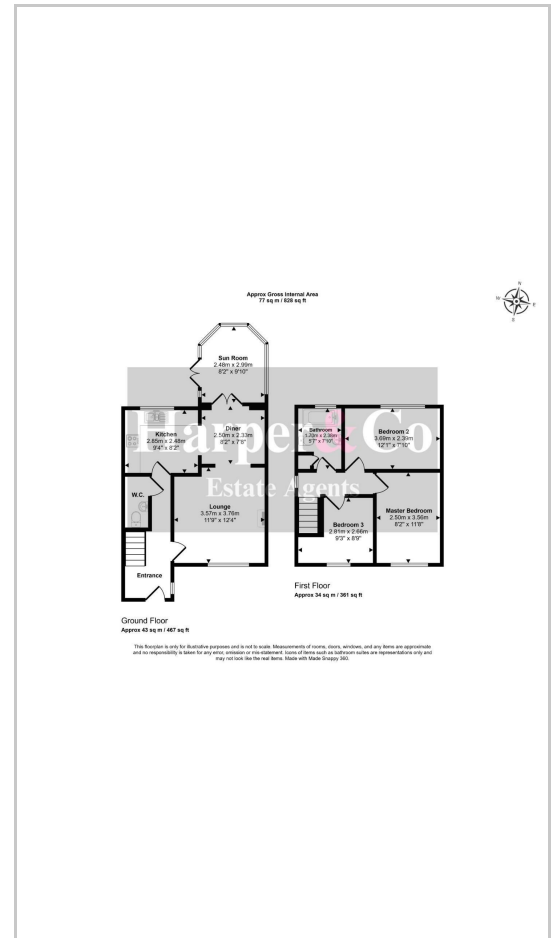
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees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

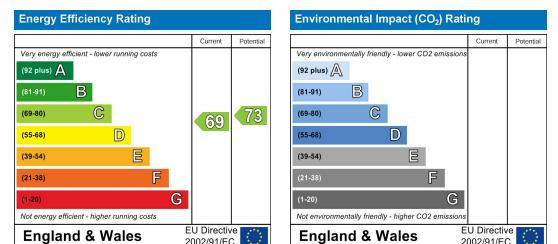
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.