



## 24 Melksham Square

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

**Offers in excess of £100,000**



Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Immaculately Presented Three-Bedroom Home Is Situated In The Popular Elm Tree Area Of Stockton-On-Tees, Occupying A Quiet Position Benefiting From No Through Traffic And High Levels Of Privacy.



## Full Description

The Property Has Been Recently Redecorated Throughout In Neutral Tones, Creating A Fresh, Modern Feel And Making It Truly Ready To Move Straight Into. It Is Ideal For First-Time Buyers, Investors Or Families Seeking A Well-Maintained Home In A Convenient Location Close To Local Amenities And Reputable Schools.

Internally, The Accommodation Briefly Comprises A Spacious And Welcoming Entrance Hallway, A Generous Lounge Ideal For Relaxing, And A Modern Open Plan Kitchen/Diner With Pantry / Storage Cupboard Providing Excellent Practical Space. A Ground Floor W/C Adds Further Convenience.

To The First Floor Are Three Well-Appointed Bedrooms And A Family Bathroom Fitted With A Four-Piece Suite, Including Bath And Separate Shower.

Externally, The Property Benefits From Low-Maintenance Front And Rear Gardens, With Rear Parking Available, An Outhouse For Storage, And A Private Outlook. Gas And Electrical Safety Certificates Are In Place For Added Peace Of Mind.

Located Close To Local Amenities, Schools And Transport Links, This Well-Presented Home Offers A Fantastic Opportunity With Nothing To Do But Move In.

## Location

Melksham Square Is Situated Within The Popular And Well-Established Elm Tree Area Of Stockton-On-Tees. The Location Offers A Practical And Family-Friendly Setting With Convenient Access To A Range Of Local Amenities, Schools And Transport Links. Elm Tree Is Well Regarded For Its Residential Feel While Remaining Well Connected To Stockton Town Centre And Surrounding Areas, Making It An Ideal Choice For Families, First-Time Buyers And Investors Alike.

## Schools:

Oxburke Lane Primary School – 10–12 Min Walk  
St John The Baptist Church Of England Academy – Short Drive  
North Shore Academy – 10–15 Min Drive

## Healthcare & Services:

Elm Tree Medical Centre – Within Walking Distance  
Local Dental And Pharmacy Services – Nearby

## Local Amenities & Retail:

Local Convenience Stores And Shops – Within Walking Distance  
Stockton Town Centre – 10–12 Min Drive  
Teesside Retail & Leisure Park – 15 Min Drive

## Green Space & Leisure:

Local Parks And Play Areas – Nearby  
Ropner Park – Short Drive

## Transport:

Local Bus Routes – Short Walk  
Stockton Railway Station – 10–15 Min Drive  
A19 / A66 Road Links – Minutes By Car

## 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.

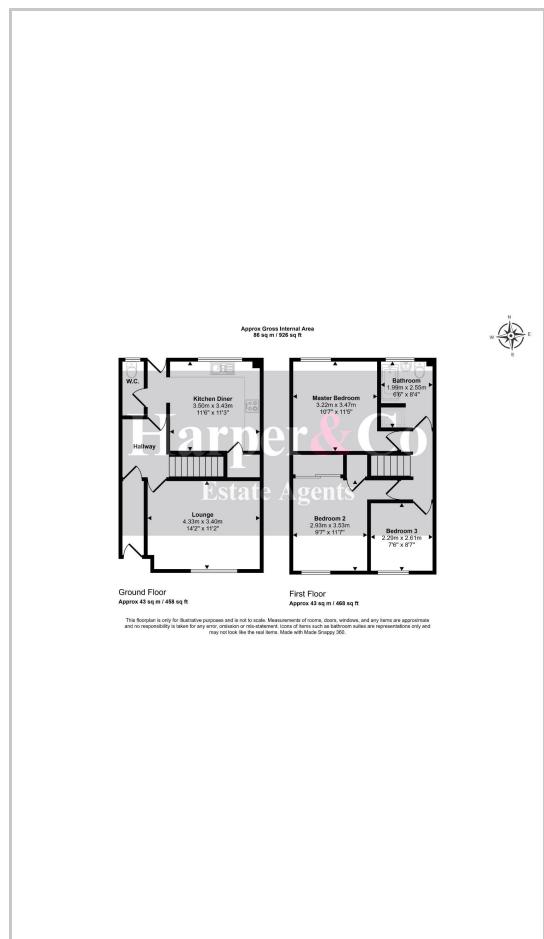
## Money Laundering Notice

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

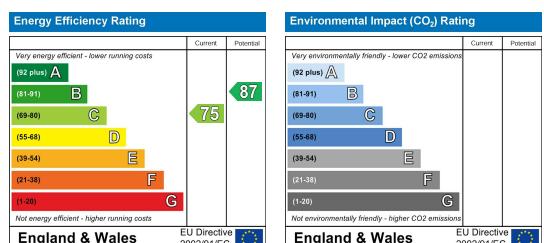
## Area Map



## 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.