



## 62 Greatham Avenue

Whitewater Glade, Stockton-On-Tees, TS18 2QB

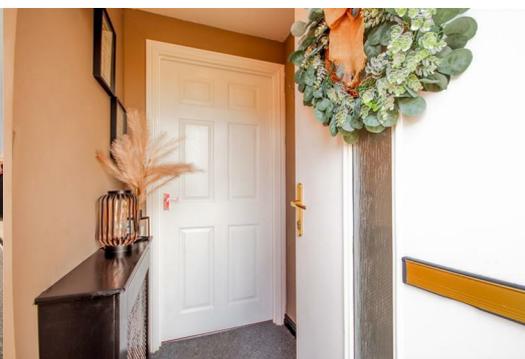
**Offers in excess of £140,000**



Built In Just November 2014, This Lovely Home Sits Opposite A Delightful Green Belt & Boasts Open Views From The Second Floor Master Bedroom. Other Benefits Include, Off-Road Parking & Detached Garage, Open Plan Kitchen/Diner, Three Bedrooms & Much More...

The Property Is For Sale With The Remaining Builders 10 YR N.H.B.C Warranty & The Gas Combi Boiler Comes With A Service History.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



## Location

From The A1046 Take Marsdon Road Towards Asda Supermarket, Then The First Right Onto Greatham Avenue. Follow The Road Round & The Property Sits On The Righthand Side Opposite The Green.

Asda Supermarket & Other Retail Shops - 10 Minute Walk  
Durham University Queen Campus - 5 Minute Drive  
Stockton Riverside College - 10 Minute Drive  
Teesside Park - 10 Minute Drive

Distance Times Estimated Using Google Maps.

## Accommodation Comprises;

### Entrance Porch

Composite Entrance Door Providing Access To The Property, Door Leading To The Lounge.

### Lounge

11'11" x 14'10" (3.63m x 4.52m)

Feature Wall Panelling, uPVC Double Glazed Window & Radiator, Under Stair Storage Cupboard.

### Kitchen/Dining Room

11'11" x 8'10" (3.63m x 2.69m)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Stainless Steel Sink Unit, Electric Oven, Gas Hob With Over Head Extractor Fan, Space For Dining Table & Chairs, uPVC Double Glazed Window & French Doors Opening Out To The Rear.

### Ground Floor W/C

Fitted With Hand Wash Basin, W/C & Radiator.

### First Floor Landing

Provides Access To Two Bedrooms, Family Bathroom & Second Floor Staircase.

### Bedroom Two

11'11" x 12'2" (3.63m x 3.71m)

uPVC Double Glazed Window & Radiator.

### Bedroom Three

12' x 7' (3.66m x 2.13m)

uPVC Double Glazed Window & Radiator.

### Family Bathroom

5'7" x 7'6" (1.70m x 2.29m)

Fitted With A White Suite Comprising; Hand Wash Basin, Bath, W/C, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window.

### Second Floor Landing

Provides Access To Master Bedroom (& En-Suite), Storage Cupboard.

### Master Bedroom

8'7" x 16'06" (2.62m x 5.03m)

uPVC Double Glazed Window & Radiator, Door Leading To The En-Suite Shower Room.

### En-Suite Shower Room

11'00" x 5'4" (3.35m x 1.63m)

Fitted With A Shower Cubicle, Hand Wash Basin, W/C, Chrome Ladder Style Towel Radiator, Velux Window.

### Garage En-Bloc

Up & Over Door.

### Energy Efficiency Rating - C

The Full Energy Efficiency Certificate Is Available On Request.

### Council Tax Band - C

Council Tax Estimate £1,901

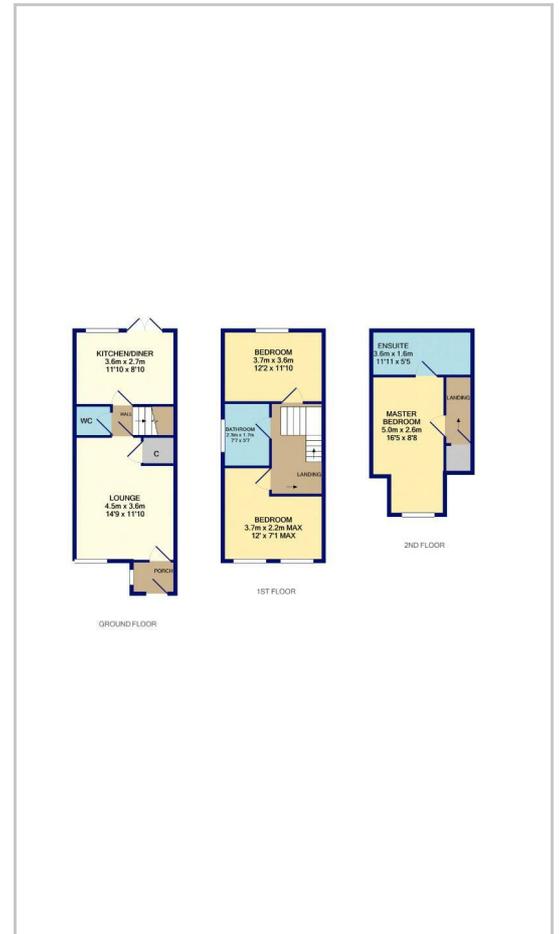
### Disclaimer

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

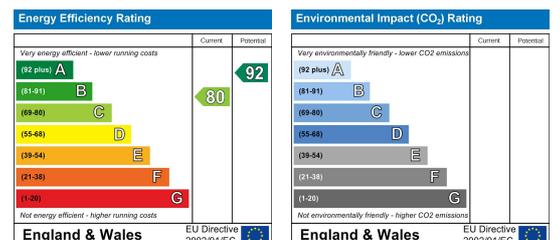
## Area Map



## Floor Plans



## Energy Efficiency Graph



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