



9 Gibson Road

Jubilee Gardens, Stockton-On-Tees, TS20 2FU

Offers in excess of £200,000



**** Purchase Fully Furnished **** For Sale With The Advantage Of No Onward Chain! Built In Just 2018 & Benefiting The Remainder Of The Builders 10 Year N.H.B.C Warranty. The Barratt Homes 'Moresby' Design Offers Spacious Accommodation Throughout & Features A Double Fronted Appearance. The Current Owner Has Made Improvements Including: A Recently New Kitchen With Built-In Appliances & Quartz Worktops, Recessed Spotlights To Ceilings, Luxury Flooring & Carpets, Premium Tiles With Chrome Edging, An 'Aqualisa' Power Shower & Much More...

Externally, The Double Length Driveway To The Side Aspect Provides Off-Road Parking For Multiple Cars, Or Possibly A Motorhome/Caravan. The Front/Side Aspect Is Laid To Lawn. The South Facing Rear Garden Is Recently landscaped With Two Lawn Areas, Established Plants, Trees, Railway Sleeper Borders & Indian Sandstone Patio Seating Area.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Furnishings

** The Vendors Are Happy To Include Furniture Within The Price, Please Discuss With The Estate Agent.

Location:

Attractively Positioned Within The Popular & Sought-After Jubilee Gardens District Of Norton. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Drive Or Walk Of Some Of Stockton & Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

Jubilee Gardens & Hillson Walk Can Be Accessed Via Norton Road. Turn Onto Gibson Road, Follow The Road All The Way, Keeping Right, Then Take The Right Turn Onto Hills Drive, Hillson Walk Is A Cul-De-Sac Next Right.

- ALDI, Darlington Ln - 4 Minute Drive
- Asda, Bath Ln - 14 Minute Walk
- Norton Green & Duck Pond - 5 Minute Drive
- Norton Primary Academy, Berkshire Rd - 20 Minute Walk
- North Shore Academy, Talbot St - 3 Minute Walk
- The Highland Laddie - JD Wetherspoon - 20 Minute Walk
- The Glebe Shops & The Centenary - 6 Minute Drive
- Stockton High Street - 18 Minute Walk

Distance Times As Estimated By Google Maps.

Accommodation Comprises:

Entrance Hallway

Composite Entrance Door, Double Width Storage Cupboard, Door Leads To The Lounge, Kitchen/Diner & Ground Floor W/C, Staircase To The First Floor.

Lounge

15'6 x 10'7 (4.72m x 3.23m)
uPVC Double Glazed Window, Multi-Fuel Log Burning Stove, Radiator.

Kitchen

15'6 x 8'10 (4.72m x 2.69m)
Fitted With A Range Of Modern High Gloss Base, Wall & Drawer Units, Quartz Work Surfaces Incorporating A Sink Unit With Mixer Tap, Built-In Oven & Hob With Overhead Extractor Fan, Integrated Appliances (Dishwasher, Washing Machine & Fridge/Freezer), uPVC Double Glazed Window.

Dining Area

Fitted Base Units, Space For Dining Table & Chairs, uPVC Double Glazed Window & French Doors Leading To The Rear Garden, Radiator.

Ground Floor W/C

6'2 x 3'1 (1.88m x 0.94m)
Fitted With A Hand Wash Basin, W/C.

First Floor Landing

Access To Bedrooms & Bathroom.

Master Bedroom

10'11 x 10'10 (3.33m x 3.30m)
uPVC Double Glazed Window, Radiator, Door To En-Suite.

En-Suite Shower Room

7'7 x 4'7 (2.31m x 1.40m)
Fitted With A Three Piece Suite Comprising: Hand Wash Basin, W.C., Shower, uPVC Double Glazed Window, Radiator.

Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)
uPVC Double Glazed Window, Radaitor.

Bedroom Three

8'10 x 6'5 (2.69m x 1.96m)
Fitted Wardrobes, uPVC Double Glazed Window, Radaitor.

Bathroom

6'11 x 5'6 (2.11m x 1.68m)
Fitted With A Three Piece Suite Comprising: Hand Wash Basin, W.C., Bath, uPC Double Glazed Window, Radiator.

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Estimate - £1,901

Disclaimer

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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.

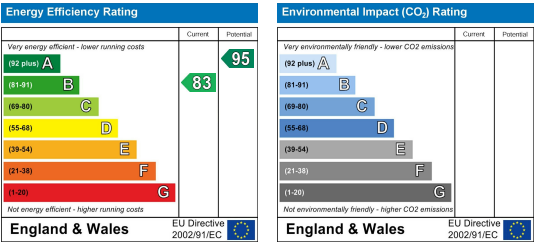
Area Map



Floor Plans



Energy Efficiency Graph



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