



## 4 Newport Way

Infinity Riverside, Northshore, TS18 2FL

**£200,000**



A Stunning Modern Home Built In 2019 To The 'Torlan' Design. In A Unique, Tranquil Riverside Location. **\*\* NO STAMP DUTY TO PAY \*\***

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!

**\*\* No Stamp Duty To Pay On This Home Unless You Are Buying As An Investment/Additional Property.**



## Location

You Couldn't Be Better Placed. Its An Ideal Site For Commuters, With Superb National And International Travel Links. Middlesbrough Is Just Five Miles Away, With Access To The A66, A1(M) And A19. Stockton-On-Tees And Thornaby Train Stations Are Both Within Easy Reach, And There's Even A Direct Line To London Kings Cross From Nearby Darlington. If You're Flying, Durham Tees Valley Airport Is Just 8 Miles Away.

The Local Amenities Are Excellent Too. Nurseries, As Well As Infant And Secondary Schools, Are Close By And There Are Two Universities On The Doorstep, Including Durham, The Country's Third Oldest After Oxford And Cambridge.

While The Riverside Location May Be Calm And Peaceful, Stockton's Shopping And Nightlife Are Easy To Reach, Offering A Great Variety Of Bars, Restaurants And Leisure Facilities. Teesside Park Is Great For Shopping, As Is Wellington Square, Stockton's Newest Shopping Development. If You Fancy Taking A Day Trip To Shop Or Go Sightseeing, Middlesbrough, Newcastle, Leeds And York Are All Easily Accessible.

## Surrounding Area

Close To Some Of The UK's Most Beautiful Landscapes. Whether You're Walking Through Stockton's Nature Reserves Of Bassleton Woods Or Thornaby Wood, Or Enjoying Family Time On The Nearby Beaches, This Is A Part Of The World That Was Made To Be Enjoyed. Hiking, Bike Rides, Exploring Unspoilt Woods Or Discovering Idyllic Villages Of Honey Sandstone. You Can Enjoy The Great Outdoors To The Full, With The North York Moors National Park And Miles Of Beautiful Coastline Just A Short Distance Away.

## Accommodation Comprises

A Well Designed Three Double Bedroomed Home With Integrated Single Garage Plus Additional Parking. The Front Door Opens From A Covered Entrance Area Leading To The Hallway With Useful Personnel Door Leading To The Garage. There Is A Spacious Utility/Cloakroom Which Has Plumbing And Space For A Washing Machine, From The Hallway A Door Leads To The Open Plan Living Area. The High Specification Kitchen Is Fully Fitted And Features Soft Close Doors, Integrated Fridge/Freezer, Oven, Hob & Extractor Hood, And Leads To A Roomy Dining/Lounge Area With French Doors Opening Out To The Landscaped And Fenced Rear Garden.

Stairs Rise From The Hallway To The First Floor Landing Which Has A Useful Storage Cupboard And Has Doors Off To The Family Bathroom, Bedrooms 2 & 3 And The Master Bedroom Which Benefits From Luxury Fitted Wardrobes, En-Suite Shower Room And Has Double Doors Leading Onto The Spacious Outside First Floor Terrace Area.

Locally, Walks Along The River Take You To The Tees Barrage Or Into The Centre Of Stockton Where You Will Find An Abundance Of Shops, Bars, Restaurants And Leisure Facilities

## Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

## Council Tax Band: C

Annual Estimate £1,901 pa

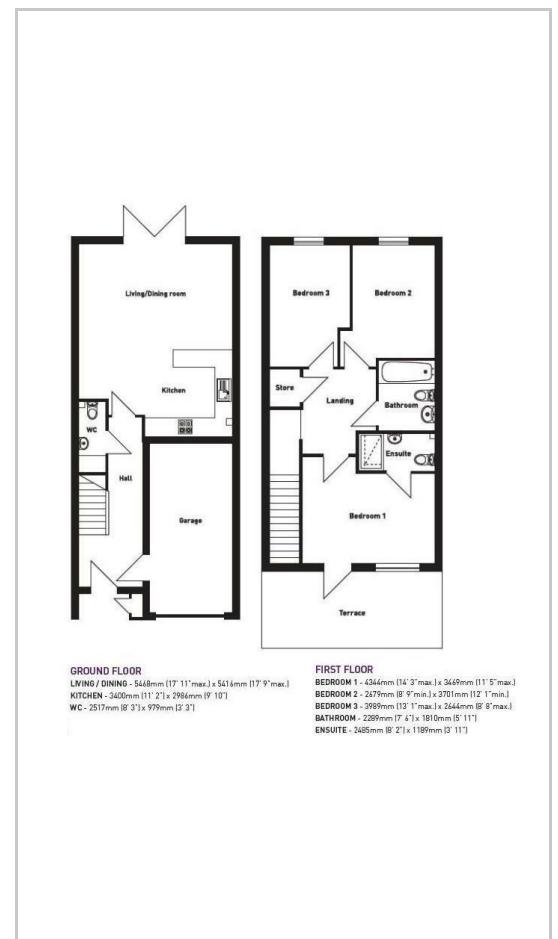
## Measurements

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

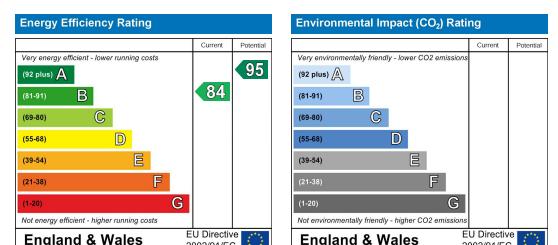
## Area Map



## 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.