



## 7 Rigel Road

, Stockton-On-Tees, TS18 3XA

**£43,875**



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Upon entering the property, a welcoming hallway provides access to the ground floor accommodation and features a convenient cloakroom/WC. The spacious lounge measures approximately 15'11" x 15'0" and offers an excellent reception space for relaxing and entertaining, with ample room for a variety of furnishings and a pleasant outlook to the front elevation. To the rear of the property is a modern kitchen/dining room measuring approximately 15'0" x 9'8". Fitted with a range of contemporary wall and base units, integrated cooking appliances and generous worktop space, the kitchen is perfectly suited to modern living. French doors open directly onto the enclosed rear garden, creating an ideal indoor-outdoor entertaining space.

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom measures approximately 11'1" x 9'8" and benefits from its own en-suite shower room, offering privacy and convenience. Bedroom two is a well-proportioned double room measuring 9'11" x 8'4", whilst bedroom three provides versatile accommodation suitable for a nursery, dressing room, home office or child's bedroom. Completing the first floor is the family bathroom, fitted with a contemporary white suite comprising bath, wash basin and WC.

Externally, the property enjoys allocated off-street parking to the front. To the rear is a fully enclosed garden featuring paved seating areas, lawn and useful storage shed, providing an ideal outdoor space for relaxing and entertaining. Located within a modern residential development, the property enjoys

excellent access to local amenities, schools, commuter routes and Stockton town centre, making it a fantastic opportunity for a range of buyers. Make this home your own and book your viewing today. Igomove are open 7 days a week.

Property Particulars:

Monthly Rent: £339

Monthly Management Fee: £2.08

Monthly Insurance Charge: £25.79

Monthly Total £366.87

Shared Ownership - A More Affordable Way To Buy Your Home:

Shared Ownership allows you to buy a share of a property and pay rent on the remaining share owned by a housing provider. This can make getting onto the property ladder more accessible with a smaller deposit and mortgage than buying outright. In many cases, you'll have the option to increase your ownership over time through a process called staircasing, potentially owning 100% in the future. Eligibility criteria apply, and monthly costs will include your mortgage, rent, and any service charges.

Tel: 01642 989609



## Road Map



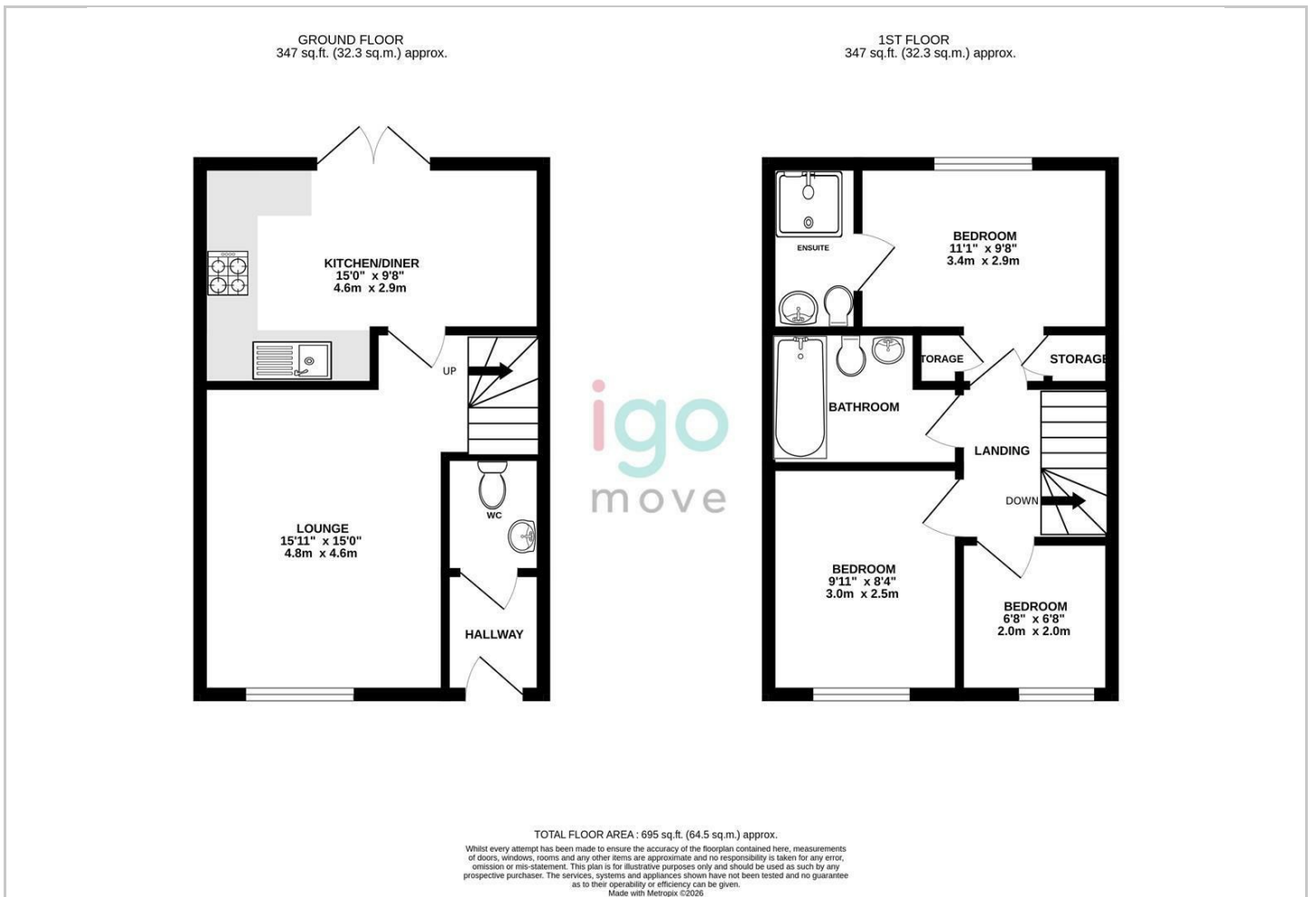
## Hybrid Map



## Terrain Map



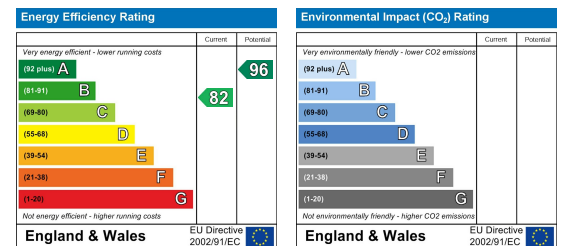
## Floor Plan



## Viewing

Please contact our Igomove Teesside Office on 01642 989609 if you wish to arrange a viewing appointment for this property or require further information.

## 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.