



Stockton Road, TS25 2PH
3 Bed - House - Semi-Detached
£169,950

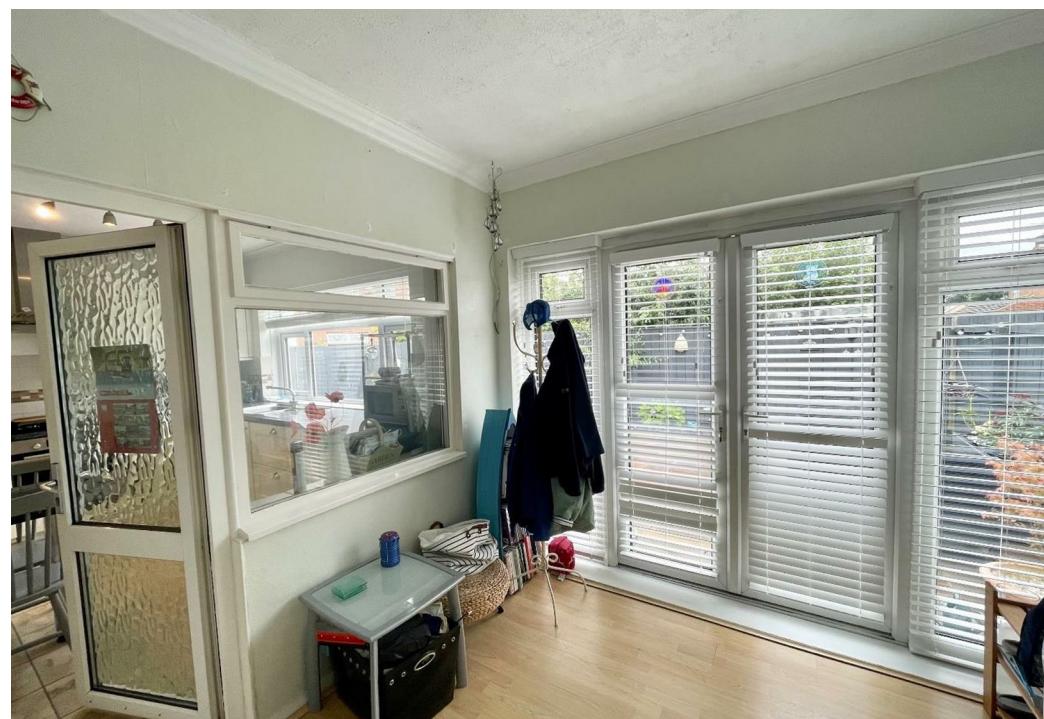
Council Tax Band: C
EPC Rating: D
Tenure: Freehold

*** WAS £175,000 *** A much loved and well cared for three bedroom semi detached property occupying a prime position on the popular Stockton Road. This lovely family home would make an ideal purchase for any growing family, with gardens to three sides and potential to further extend. The current accommodation has been enhanced by a ground floor extension with refitted kitchen and utility. The property further benefits from gas central heating, uPVC double glazing, driveway and garage.

The internal layout comprises: entrance hallway with stairs to the first floor and access to the bay fronted lounge, the separate dining room gives access to both the breakfast kitchen and utility. To the first floor are three bedrooms and a stunning shower room.

Externally, the landscaped rear garden has well stocked flower beds and Indian sandstone paving. The front garden has an immaculate lawn with established borders and a block paved driveway leading to the single garage (electric roller shutter door power and lighting).





GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE

21'8 x 14' (6.60m x 4.27m)

uPVC double glazed bay window to front aspect, living flame white 'pebble' effect electric fire with modern surround, radiator, double glazed window to rear.

DINING ROOM/SECOND RECEPTION ROOM

19'6 x 14'1 (5.94m x 4.29m)

uPVC double glazed window to front, inset 'coal' effect gas fire, radiator, large under stairs cupboard, opening into the breakfast kitchen.

BREAKFAST KITCHEN

12' x 10'8 (3.66m x 3.25m)

Cream wall, base and drawer units with contrasting worktops and breakfast bar, inset sink and drainer with mixer tap, four ring gas hob with electric fan assisted oven and illuminating extractor, plumbing for washing machine, space for fridge, uPVC double glazed window to rear, radiator, access to the utility.

UTILITY

10'7 x 9'3 (3.23m x 2.82m)

uPVC double glazed windows and uPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to rear, access to loft which is part boarded with lighting.

BEDROOM 1

12'2 x 10'4 (3.71m x 3.15m)

uPVC double glazed windows to front and side aspects, built-in storage, radiator.

BEDROOM 2

11' x 11' (3.35m x 3.35m)

uPVC double glazed window to front aspect, fitted wardrobes, radiator.

BEDROOM 3

11'9 (max) x 8 (3.58m (max) x 2.44m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Modern white and chrome suite with double width walk-in shower and wall mounted

thermostatic shower, low level WC, wash hand basin with vanity storage, co-ordinated tiled walls and flooring, heated chrome towel rail, two uPVC double glazed windows to rear aspect.

EXTERNALLY

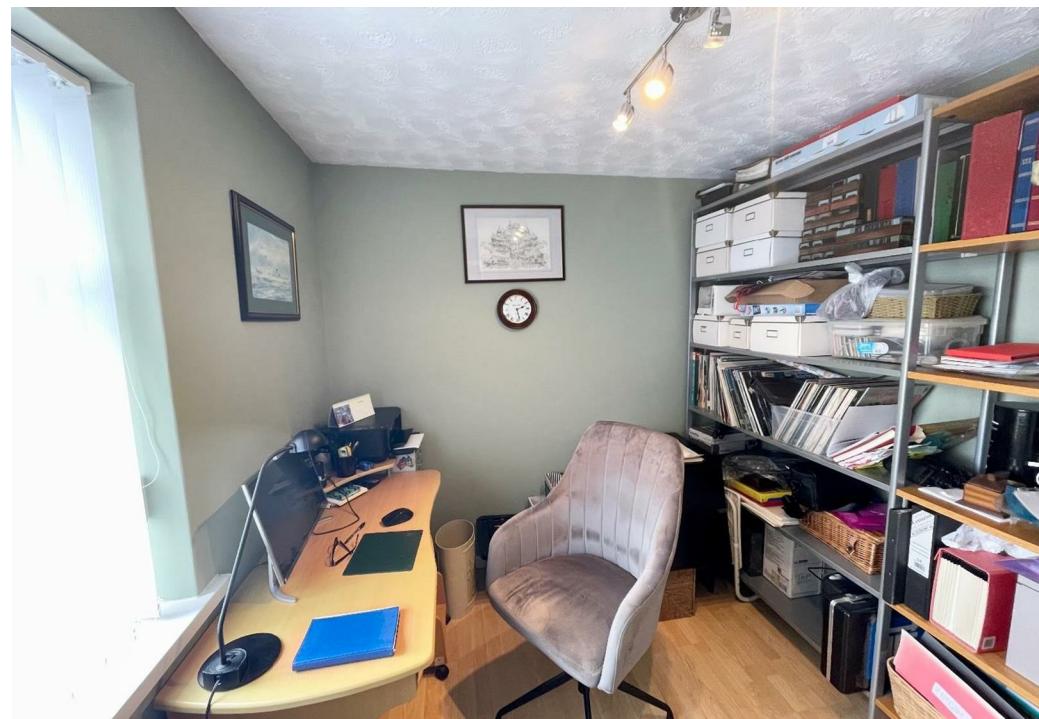
The landscaped rear garden has well stocked flower beds and Indian sandstone paving. The front garden has an immaculate lawn with established borders and a block paved driveway leading to the single garage.

GARAGE

Electric roller shutter door , power and lighting.

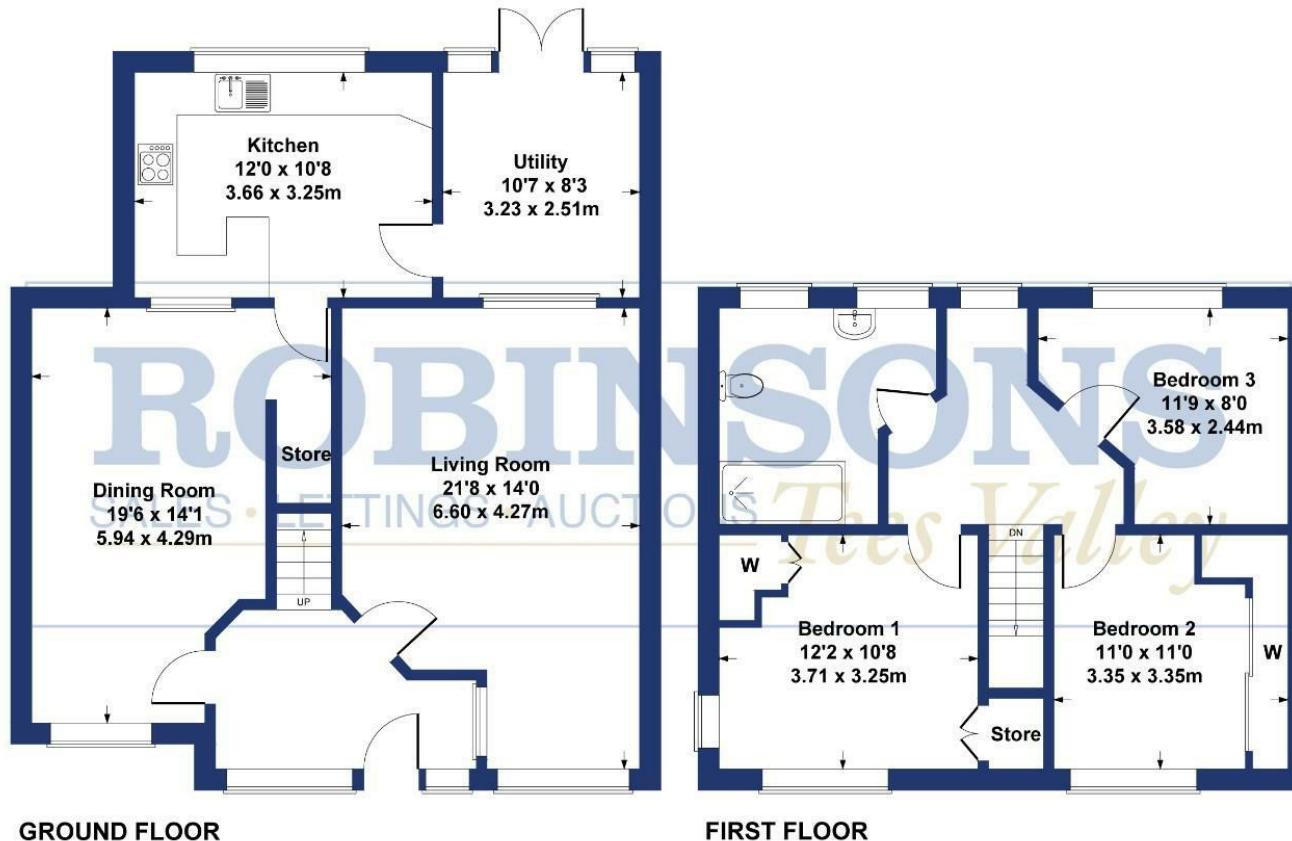
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Stockton Rd

Approximate Gross Internal Area
1443 sq ft - 134 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsions Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsions Tees Valley staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	79
		EU Directive 2002/91/EC	