



SEMI DETACHED HOUSE. THREE BEDROOMS. TWO RECEPTION ROOMS. CUL DE SAC POSITION WITH EXCELLENT OFF STREET PARKING. EXTENDED ON THE GROUND FLOOR. IDEAL FIRST PURCHASE OR FAMILY HOME. GAS CENTRAL HEATING. UPVC DOUBLE GLAZING. LARGE GARAGE. WEST FACING REAR GARDEN. VIEWING RECOMMENDED.

This three bedroomeed semi detached house stands on a large plot in a pleasant cul de sac location with the benefit of excellent off street parking facilities provided by a long concrete drive, a paved parking area within the front garden and the larger than average detached brick garage.

Biretta Close is located off Wimpole Road on a popular modern development off Bishopton Road West on the outskirts of Stockton with excellent road links to the surrounding areas. Within walking distance of local shops, schools for all age groups, a public house and regular bus services to Stockton Town Centre.

In our opinion the property would provide an excellent family home whilst being within the price range of many first time buyers. Extended on the ground floor and presented in good decorative order throughout with the benefit of gas central heating and upvc double glazing.

The accommodation briefly comprises: Entrance Hall, Lounge with feature fireplace and laminate flooring, separate Dining Room with laminate flooring, excellent fitted Kitchen with built in oven and hob, Landing, three Bedrooms - one with a built in wardrobe and fully tiled Bathroom /WC with a white suite. Externally there is a good sized open plan front garden with paved parking space, a long concrete drive, garage and west facing enclosed rear garden with paved and decked patio areas.

Viewing is highly recommended at the earliest opportunity.

Biretta Close, Stockton-On-Tees, TS19 7LW

3 Bed - House - Semi-Detached

£165,000

EPC Rating

COUNCIL TAX BAND B

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GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'2 x 12'4 (4.01m x 3.76m)



DINING ROOM

15'8 x 10'10 (4.78m x 3.30m)

KITCHEN

13'6 x 8'8 (4.11m x 2.64m)

FIRST FLOOR

LANDING

BEDROOM 1

12'10 x 8'8 (3.91m x 2.64m)



BEDROOM 2

9'2 x 9'0 (2.79m x 2.74m)

BEDROOM 3

9'8 x 6'6 (2.95m x 1.98m)

BATHROOM/WC

6'0 x 6'0 (1.83m x 1.83m)



OUTSIDE

GARAGE

20'0 x 10'0 approximate measurement (6.10m x 3.05m approximate measurement)

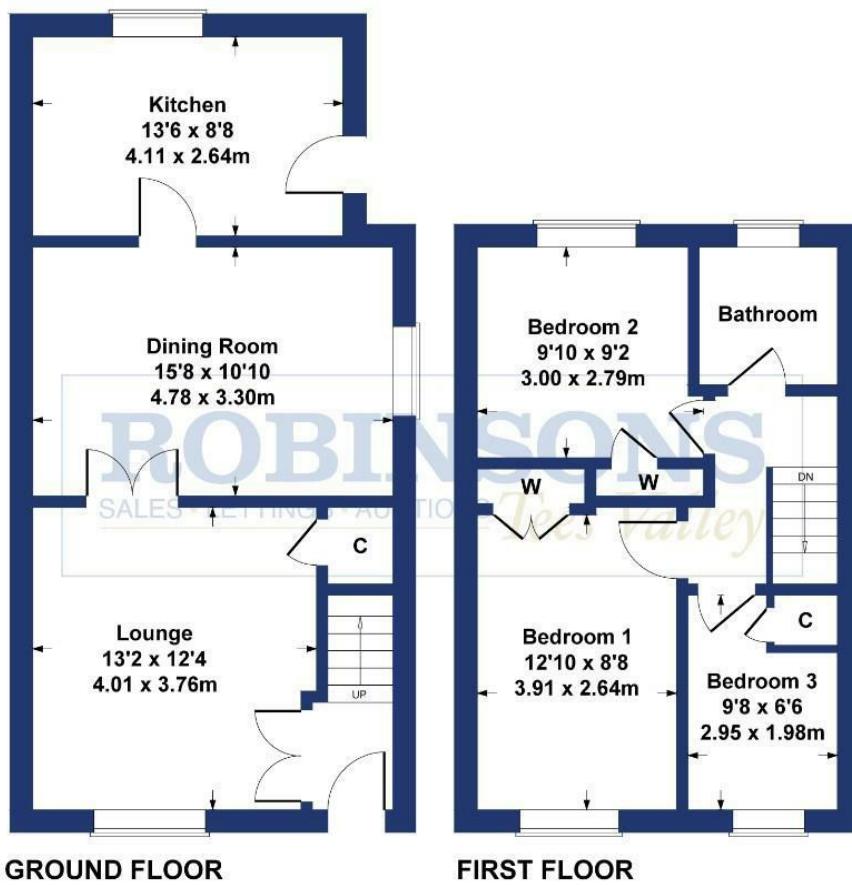


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Biretta Close

Approximate Gross Internal Area
891 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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