



PART EXCHANGE PROPERTY. PRICED TO SELL. SUPERB SEMI DETACHED HOUSE. THREE BEDROOMS. 27' LOUNGE/ DINING ROOM. 19' REFITTED KITCHEN/ BREAKFAST ROOM. REFITTED BATHROOM. OFF STREET PARKING TO THE FRONT. WEST FACING REAR GARDEN. VIEWING HIGHLY RECOMMENDED.

An internal inspection is essential to appreciate this property fully. A superb three bedroom semi detached house which has been modernised and improved to a high standard all presented in immaculate decorative order throughout and in move in condition.

Collins Avenue is located in a popular residential area off South Road with local shops and a primary school virtually on the doorstep. It is only a short walk to Norton High Street where there are an excellent range of shops, cafes, restaurants and bars. Norton Village Green is also easily accessible with its delightful green areas and village pond.

Schools for all age groups are easily accessible and regular bus services run along Norton Road to Stockton Town Centre.

The property offers excellent family sized accommodation whilst being within the price range of many first time buyers. With the benefit of gas central heating, UPVC double glazing, a refitted kitchen and refitted bathroom. All of the fitted carpets, floor coverings and blinds are included in the sale.

The accommodation briefly comprises: Entrance Hall, 27' Lounge/ Dining Room with bay window and French doors to the rear garden, 19' Kitchen/ Breakfast Room refitted floor and wall units, built in oven and hob and breakfast bar, Landing, three Bedrooms, fully tiled Bathroom refitted with a modern white suite and chrome shower and separate fully tiled WC.

Externally there is a low maintenance front garden with off street parking and a west facing enclosed rear garden laid to lawn with paved two paved patio areas and garden shed.

In internal inspection is highly recommended to appreciate the property fully and is highly recommended.

Collins Avenue, Stockton-On-Tees, TS20 2QY

3 Bed - House - Semi-Detached

£140,000

EPC Rating

COUNCIL TAX BAND B

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GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM

26'10 x into bay window x 12'0 narrowing to 9'10 (8.18m x into bay window x 3.66m narrowing to 3.00m)



KITCHEN/BREAKFAST ROOM

19'8 x 7'10 increasing to 9'4 (5.99m x 2.39m increasing to 2.84m)

FIRST FLOOR

LANDING

BEDROOM 1

15'10 x into bay window x 11'4 (4.83m x into bay window x 3.45m)



BEDROOM 2

11'6 x 8'6 (3.51m x 2.59m)

BEDROOM 3

7'1 x 6'9 (2.16m x 2.06m)

BATHROOM

6'2 x 5'2 (1.88m x 1.57m)

SEPARATE WC

3'4 x 2'4 (1.02m x 0.71m)



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Collins Avenue

Approximate Gross Internal Area
1008 sq ft - 94 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.

Produced by Potterplans Ltd. 2022

| 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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