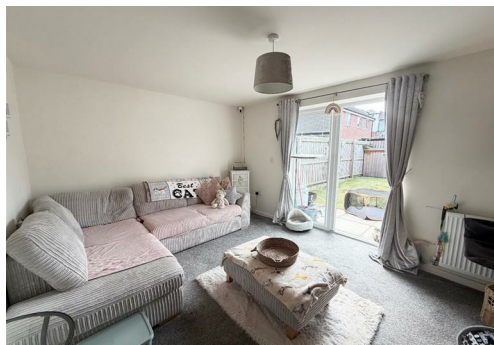




Shared Ownership Opportunity – Three-Bedroom Home

Available to purchase through shared ownership with Thirteen Group at £58,000, representing the shared ownership option, or alternatively available to purchase the 100% share at £145,000.

This spacious three-bedroom property offers an excellent opportunity for a first-time buyer, professional or young family, providing well-proportioned accommodation throughout and a convenient location close to a range of local amenities and transport links.

Upon entering, the property opens into a welcoming hallway with access to the main living areas, along with useful storage and a convenient downstairs cloakroom. The spacious fitted kitchen provides a practical space for everyday living and entertaining.

To the rear of the property is a generous lounge, creating a comfortable and inviting living space. Double doors open directly onto the rear garden, allowing plenty of natural light into the room and providing easy access to the outside space.

To the first floor are three well-proportioned bedrooms and a family bathroom, fitted with a bath and overhead shower.

Externally, the rear garden provides a pleasant outdoor space, ideal for relaxing, entertaining or enjoying time with family.

Location: The property is well positioned for easy access to Stockton town centre, Splash and Portrack Lane, with a variety of shops, leisure facilities and everyday amenities nearby. Excellent transport connections are also available, with local bus routes and Stockton train station within easy reach.

An excellent opportunity for those looking to step onto the property ladder, with the added flexibility of shared ownership or purchasing the property outright.

Edenwood Close, Stockton-On-Tees, TS18 2FS

3 Bed - House - Terraced

£145,000

EPC Rating: B

Council Tax Band: A

Tenure: Leasehold



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ESTATE AGENTS

Edenwood Close, Stockton-On-Tees, TS18 2FS



ENTRANCE HALLWAY

Front entrance door, carpet, stairs radiator.

CLOAKROOM/WC

Wash hand basin, WC, radiator.

LOUNGE

Double glazed window to rear aspect, radiator, carpet.

KITCHEN

Double glazed window to front aspect, radiator, flooring, storage cupboard, gas hob.

LANDING

Carpet, radiator, loft access.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, storage cupboard.

BEDROOM TWO

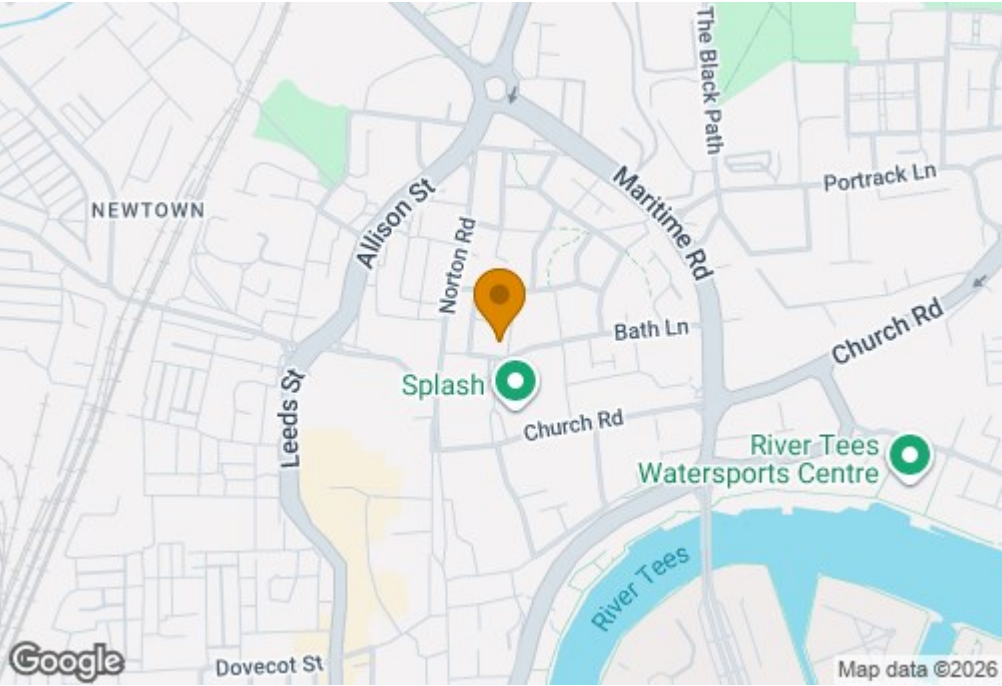
Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Bath with shower over, wash hand basin, WC, radiator.



Edenwood Close, Stockton-On-Tees, TS18 2FS



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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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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		

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