



We are pleased to offer for sale a deceptively spacious three bedroom detached house located on a good sized plot in the sought after area of Whitehouse Drive. The property requires full modernisation and improvement but offers superb potential to create a quality family home. Overlooking a green area to the front over which the property enjoys attractive views.

The extended family sized accommodation has the benefit of gas central heating, upvc double glazing, four reception rooms, two bathrooms, conservatory and garden room. An internal inspection is highly recommended to appreciate the property fully.

Whitehouse Drive is located in a popular residential area off Bishopton Road West approximately one mile from Stockton town centre. Within walking distance of Sainsburys supermarket, schools for all age groups, a public house, regular bus services and an excellent network of roads providing easy access to the surrounding residential and commercial areas.

The accommodation briefly comprises: Entrance Porch, spacious Entrance Hall with staircase to the first floor, ground floor Shower Room/ wc, Study, 19'0" Lounge with patio door to the Conservatory, Dining Room, Breakfast Room, fitted Kitchen and Garden Room with two useful outhouses, spacious Landing, useful Storage Room, three double Bedrooms - two with mirror fronted fitted wardrobes and first floor Bathroom/ wc.

For viewings please contact ROBINSONS TEES VALLEY ESTATE AGENTS STOCKTON

In association with SMITH AND FRIENDS.

Whitehouse Drive, TS19 0QE
3 Bed - House - Detached
Offers In The Region Of £290,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

Whitehouse Drive, TS19 0QE

Ground floor

Entrance Porch

5'4 x 4'4 (1.63m x 1.32m)

Entrance Hall

15'2 x 10'2 narrowing to 4'2 (4.62m x 3.10m narrowing to 1.27m)

Shower Room/wc

5'8 x 5'4 (1.73m x 1.63m)

Study

10'2 x 6'8 (3.10m x 2.03m)

Lounge

18'10 x 11'10 (5.74m x 3.61m)

Conservatory

10'6 x 9'4 maximum measurement (3.20m x 2.84m maximum measurement)

Dining Room

12'6 x 11'6 (3.81m x 3.51m)

Breakfast Room

12'6 x 10'4 (3.81m x 3.15m)

Kitchen

13'8 x 10'4 (4.17m x 3.15m)

Garden Room

12'0 x 5'8 (3.66m x 1.73m)

First Floor

Landing

Storage Room

6'0 x 4'0 (1.83m x 1.22m)

Bedroom 1

18'10 x 12'0 (5.74m x 3.66m)

Bedroom 2

12'4 x 9'10 increasing to 12'0 (3.76m x 3.00m increasing to 3.66m)

Bedroom 3

9'10 x 10'6 increasing to 12'6 (3.00m x 3.20m increasing to 3.81m)

Bathroom

6'6 x 5'10 (1.98m x 1.78m)



Separate WC
5'10 x 2'4 (1.78m x 0.71m)

Outside

Attached brick garage 16'8 x 8'6 with up and over door, window, electric light, power points and gas boiler. Store Room 10'4 x 8'6 with window and door to Utility Room 8'6 x 7'0 with fitted floor and wall units and tiled flooring. Good sized west facing front garden enclosed by a brick wall and timber fencing. Laid to lawn with established shrubs, flower borders, external lighting, side access to the rear garden and block paved driveway providing off street parking. Good sized rear garden enclosed by a brick wall and timber fencing. Laid to lawn with established shrubs, flower borders, water tap and paved patio area.

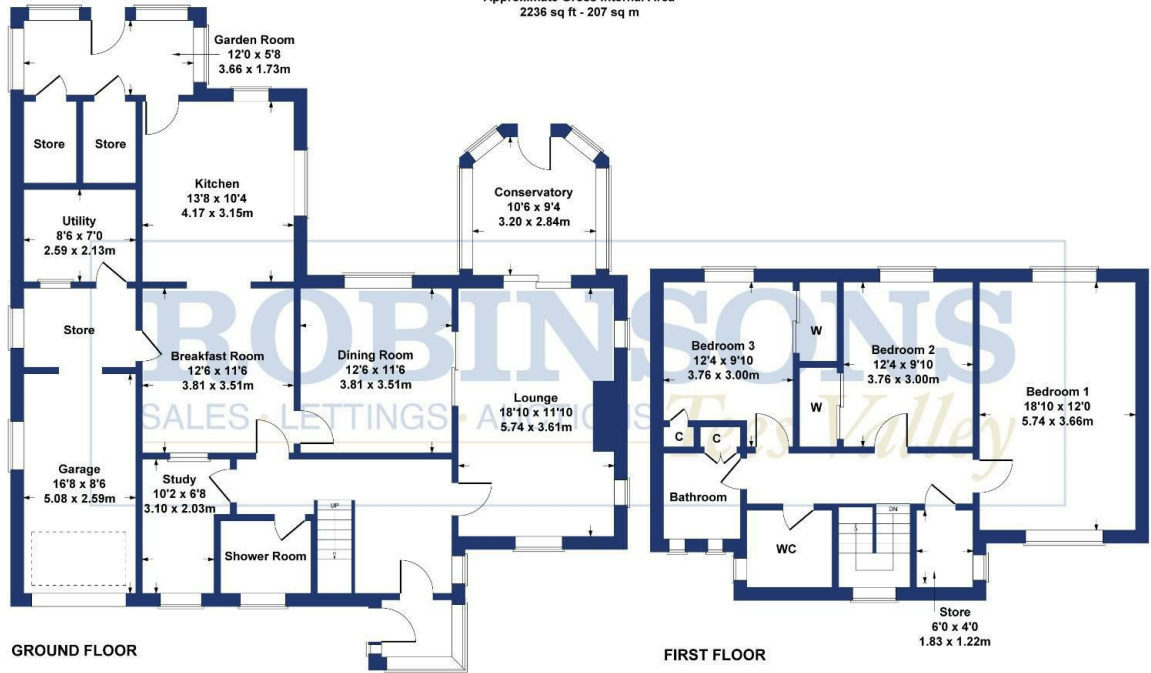


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

Approximate Gross Internal Area
2236 sq ft - 207 sq m



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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