



**Washington Grove, Stockton-On-Tees, TS20**

**1BU**

**3 Bed - House - Semi-Detached**

**Starting Bid £100,000**

**EPC Rating null**

**Council Tax Band**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

**NO CHAIN:** A smart and well presented three bedroom semi detached house. The property briefly comprises of side entrance hallway, lounge, kitchen, landing, three bedrooms, bathroom/WC, single garage, driveway and single garage and gardens to the front and rear. The property benefits from gas central heating, uPVC double glazing and is in close proximity to Norton Village. Offered with no onward chain and would be ideal for first time buyers. Viewing is highly recommended.

#### **ENTRANCE HALLWAY**

Via uPVC double glazed door to the side elevation, uPVC windows to the front, side and rear elevation, laminate flooring, doors leading to lounge and kitchen and stairs leading to landing.

#### **LOUNGE**

15'9 x 10'10 (4.80m x 3.30m)

uPVC double glazed window to the front elevation, laminate flooring, coal effect gas fire with Adams style surround, double radiator and TV aerial point.

#### **KITCHEN**

15'8 x 10'11 (4.78m x 3.33m)

uPVC double glazed window to the side elevation. A fitted kitchen with a range of wall and floor units with built in oven, built in electric hob and extractor fan, stainless steel sink and drainer with mixer tap, space for tumble dryer, plumbing for washing machine, space for fridge freezer, breakfast bar, laminate flooring, under stairs cupboard and french doors leading to rear garden.

#### **LANDING**

Which is approached via stairs, loft hatch and doors leading to three bedrooms and bathroom/WC.

#### **BEDROOM ONE**

10'10 x 10'1 (3.30m x 3.07m)

uPVC double glazed windows to the front elevation and single radiator.

#### **BEDROOM TWO**

11'00 x 9'2 (3.35m x 2.79m)

uPVC double glazed window to the rear elevation and single radiator

#### **BEDROOM THREE**

7'10 x 5'4 (2.39m x 1.63m)

uPVC double glazed window to the side elevation and single radiator.

#### **BATHROOM/WC**

uPVC double glazed window to the side elevation, paneled bath with up and over electric shower and shower screen, low level WC, wash basin with mixer tap and vanity unit, heated towel rail and built in storage cupboard housing wall mounted Baxi combination boiler.

#### **OUTSIDE**

To the front is a graveled garden, attached single garage with manual up and over door and courtesy door to side access, block paved driveway which leads to side entrance doorway and gate to rear garden. The rear garden is enclosed with timber fencing, mainly laid to lawn, paved patio area and outside tap.





# Washington Grove

Approximate Gross Internal Area  
933 sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

## 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. 2021

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	84

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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