



PUBLIC NOTICE

Robinsons Tees Valley are now in receipt of an offer for the sum of £132,500 for 26 Barrhead Close, Stockton, TS19 7SB. Anyone wishing to place an offer on this property should contact Robinsons Tees Valley, 21 Bishop Street, Stockton on Tees, TS18 1SY on 01642 607555 before exchange of contracts.

SEMI DETACHED HOUSE. THREE BEDROOMS. PLEASANT CUL DE SAC POSITION. POPULAR RESIDENTIAL AREA. EXCELLENT POTENTIAL FOR IMPROVEMENT. OFF STREET PARKING. SOUTH FACING REAR GARDEN. NO ONWARD CHAIN.

This three bedroom semi detached house is located in a pleasant cul de sac position in a popular residential area off Surbiton Road within easy reach of local shops, schools for all age groups and regular bus services to the town centre. The property offers family sized accommodation whilst being within the price range of many first time buyers. With the benefit of gas central heating and uPVC double glazing the property is in need of modernisation and improvement which is reflected in the competitive asking price. The accommodation briefly comprises: Entrance Hall, Spacious Lounge, fitted Kitchen/ Dining Room with built in oven and hob and patio doors to the rear garden, Landing, three Bedrooms and Bathroom/WC with a white suite and electric shower. Externally there is a good sized open plan front garden, concrete drive providing off street parking and a south facing rear garden with block paved patio area.

Barrhead Close, Stockton-On-Tees, TS19 7SB

3 Bed - House - Semi-Detached

£132,500

EPC Rating D

COUNCIL TAX BAND B

www.robinsonsteesvalley.co.uk

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

GROUND FLOOR:

ENTRANCE HALL

Double glazed entrance door to the front elevation. Staircase leading to the first floor. Central heating radiator, wood effect laminate flooring, ceiling coving and panelled door leading to the lounge.



LOUNGE

15'10 x 11'10 (4.83m x 3.61m)

Double glazed bow window to the front elevation. TV aerial point, telephone point, two central heating radiators, ceiling coving and built in storage cupboard. Panelled door leading to the kitchen/ dining room.

KITCHEN/DINING ROOM

14'8 x 8'2 (4.47m x 2.49m)

Double glazed window to the rear elevation. Fitted floor, wall and drawer units with fitted work surfaces having a tiled splashback surround and incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and hob and space and plumbing for a washing machine. Central heating radiator, tiled flooring and built in storage cupboard. Double glazed patio doors to the rear elevation leading to the rear garden.



FIRST FLOOR:

LANDING

Double glazed window to the side elevation. Access to the loft, ceiling coving and panelled doors leading to three bedrooms and bathroom/ WC.



BEDROOM 1

14'2 x 8'4 (4.32m x 2.54m)

Double glazed window to the front elevation. Ceiling coving and central heating radiator.

BEDROOM 2

10'0 x 8'4 (3.05m x 2.54m)

Double glazed window to the rear elevation. Ceiling coving and central heating radiator.

BEDROOM 3

10'2 x 6'0 including stair head (3.10m x 1.83m including stair head)

Double glazed window to the front elevation. Built in storage cupboard, ceiling coving and central heating radiator.



BATHROOM/WC

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

Double glazed window to the rear elevation. White suite comprising of a bath with fitted shower screen and wall mounted electric shower, pedestal washbasin and low level WC. Ceramic tiled walls.



OUTSIDE

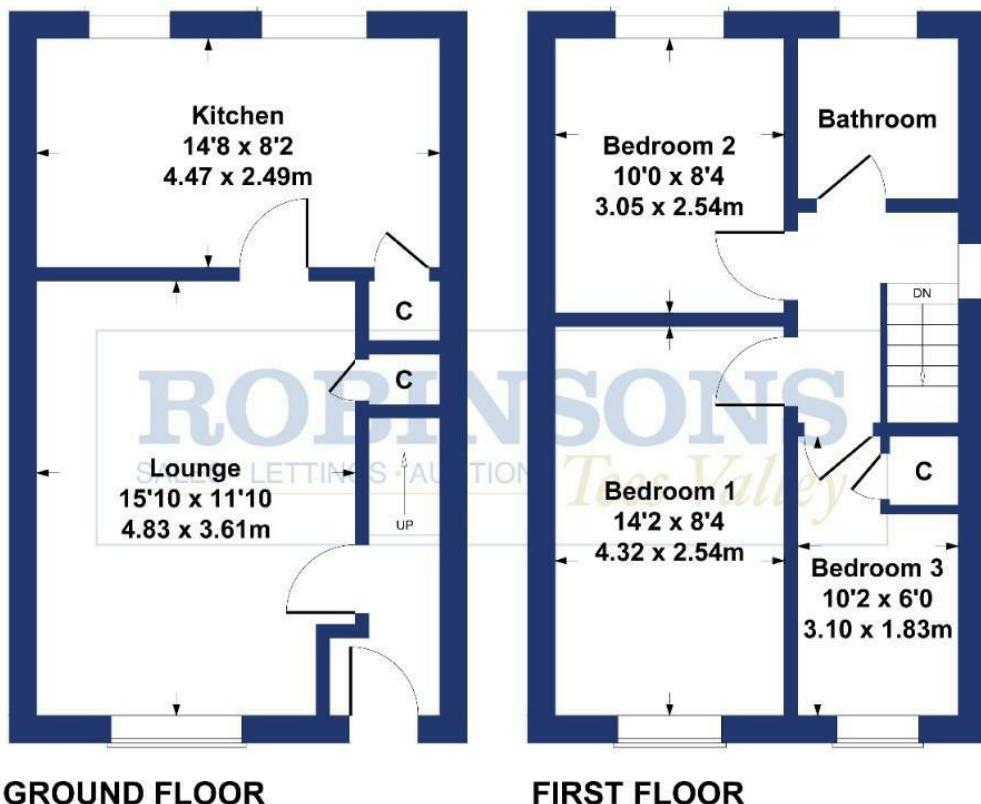
Barrhead Close, Stockton-On-Tees, TS19 7SB

Good sized front garden with concrete driveway providing off street parking facilities. South facing rear garden enclosed by timber fencing with block paved patio area and water tap.

Barrhead Close

Approximate Gross Internal Area

724 sq ft - 67 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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	

Robinsons Tees Valley
 Stockton-on-Tees Sales, TS18 1SY
 01642 607555
 stockton@robinsonsteesvalley.co.uk