

ROBINSONS TEES VALLEY are delighted to offer for sale a superb three bedroom end terrace house with off street parking for two cars and enclosed landscaped rear garden on a recently constructed riverside development close to Stockton town centre.

The property is in immaculate decorative order throughout with, two bathrooms plus separate cloakroom/ wc and large open plan lounge and dining area with excellent fitted kitchen. An internal inspection is highly recommended to appreciate the property fully.

Infinity View is located on the North Shore development off Crofton Avenue approximately one mile from Stockton town centre. Within walking distance of Queens Campus Durham University and close to cycle paths and riverside walks towards Stockton, Middlesbrough and The Tees Barrage. An excellent network of roads provides access to the surrounding residential and commercial areas.

The well appointed accommodation with all fitted carpets, floor coverings and plantation style blinds included in the sale briefly comprises. Large open plan Entrance Hall/ Lounge/ Dining Area and Kitchen with integrated appliances and french doors leading to the rear garden, Cloakroom/ wc, Utility cupboard, Landing, Bedroom 1 with En Suite Shower Room/ wc, Bedroom two and Bedroom three - both with quality sliding door fitted wardrobes and family Bathroom/ wc.

Block paved off street parking to the front for two vehicles with electric charging point. Useful brick outhouse for storage. Attractive rear garden enclosed by timber fencing with gate to the rear street. Artificial lawn, two tiled patio areas, water tap and timber garden shed. Covered timber canopy with space below for a hot tub.

For a viewing contact ROBINSONS TEES VALLEY - Estate agents Stockton

In Association with SMITH & FRIENDS Ltd.

**Infinity View, Stockton-On-Tees, TS18 2FN**

**3 Bedroom - House - End Terrace**

**£210,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: C**

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

## Infinity View, Stockton-On-Tees, TS18 2FN

**Cloakroom/ wc**  
**6'10 x 3'4**

**Lounge/ Dining Room:**  
**19'10 x 16'10 narrowing to 13'2**

**Kitchen**  
**10'8 x 8'6**

**Landing**  
**13'6 x 6'10**

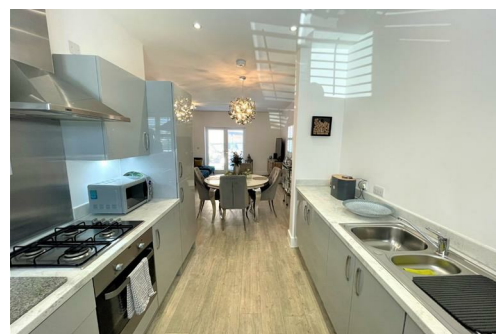
**Bedroom**  
**14'0 x 9'2**

**En Suite Shower Room**  
**8'0 x 4'0**

**Bedroom**  
**12'0 x 9'10**

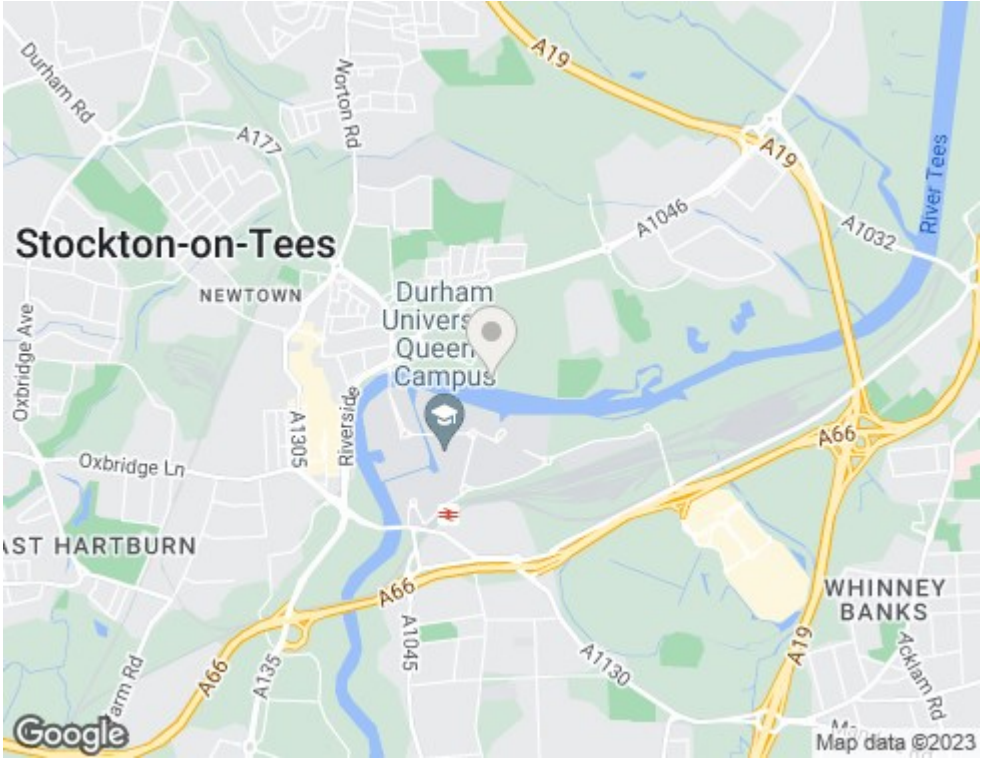
**Bedroom**  
**10'0 x 7'4**

**Bathroom**  
**6'10 x 6'4**





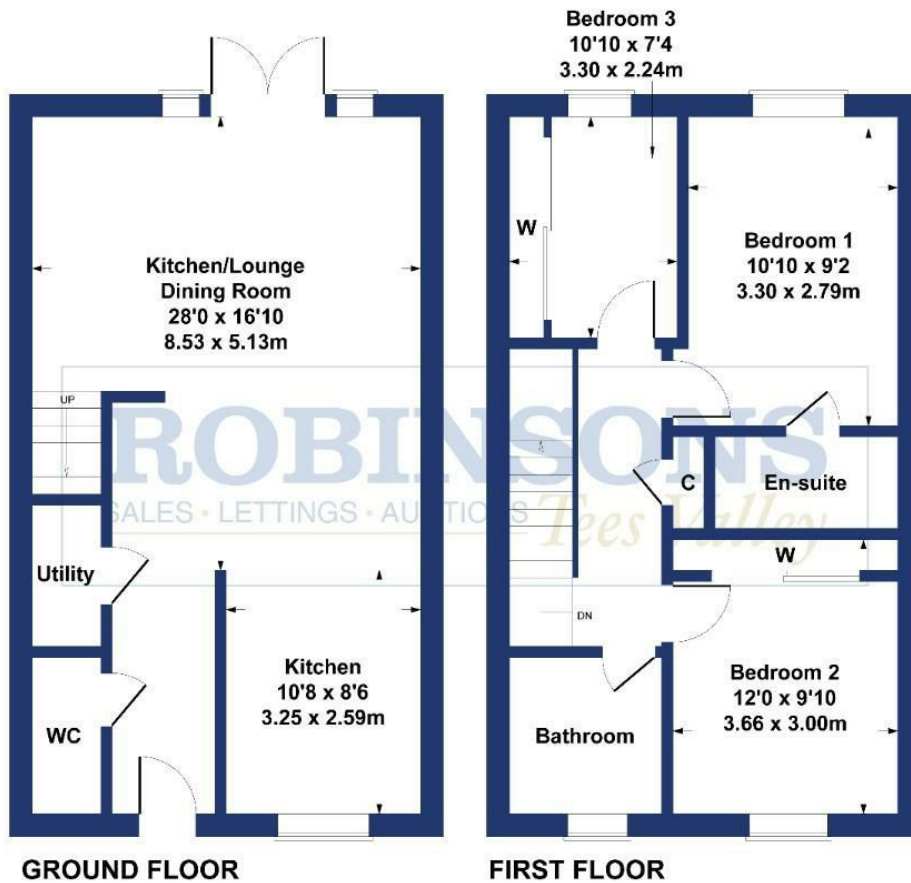
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. 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.

# Infinity View

Approximate Gross Internal Area  
1037 sq ft - 96 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 <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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