



A three bedroom semi detached house located in an established residential area off Oxbridge Lane within walking distance of local shops and approximately one mile from Stockton Town Centre. Presented in immaculate decorative order throughout the property offers deceptively spacious family sized accommodation whilst being within the price range of many first time buyers. The property has been modernised and improved to a good standard including a refitted bathroom and having the benefit of gas central heating and uPVC double glazing. The well appointed accommodation briefly comprises: Entrance Hall, Lounge, separate Dining Room, fitted Kitchen, Rear Lobby, ground floor WC, Landing, three Bedrooms and Bathroom/WC with refitted white suite. Externally there are low maintenance gardens to the front and rear. Viewing is highly recommended.

Malvern Road, Oxbridge, TS18 4AU
3 Bed - House - Semi-Detached
£115,000

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GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door to the front elevation. Staircase giving access to the first floor. Built in storage cupboard, wood effect laminate flooring, central heating radiator and panelled doors leading to the lounge, dining room and kitchen.

LOUNGE

11'10 into alcoves x 10'8 plus bay window (3.35m'3.05m into alcoves x 3.05m'2.44m plus bay wi)

Double glazed bay window to the front elevation. Attractive wall mounted Adam style fire surround with living flame gas fire. Tv aerial point, central heating radiator and ceiling coving.

DINING ROOM

11'10 x 11'10 into alcoves (3.35m'3.05m x 3.35m'3.05m into alcoves)

Double glazed window to the rear elevation. Attractive wall mounted fire surround with modern stove style electric fire. Central heating radiator, ceiling coving and wood effect laminate flooring.

KITCHEN

14'10 x 5'10 increasing to 8'2 (4.27m'3.05m x 1.52m'3.05m increasing to 2.44m'0.61)

Three double glazed windows to the side elevation. Fitted floor, wall and drawer units with wood effect fitted work surfaces having a tiled splashback surround incorporating a single drainer stainless steel sink unit with mixer tap. Electric cooker point, space and plumbing for washing machine, central heating radiator and panelled door leading to the rear lobby.

REAR LOBBY

Double glazed window to the side elevation. Entrance door giving access to the rear garden. Panelled door leading to wc.

WC

Sealed unit double glazed window to the rear elevation. White low level wc and wood effect laminate flooring.

FIRST FLOOR

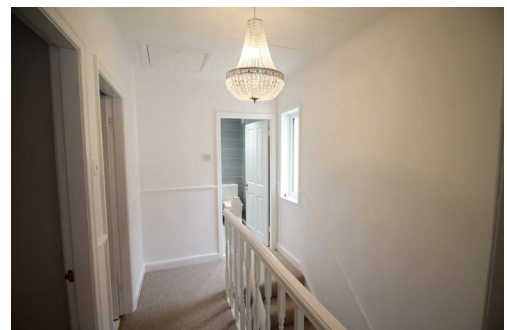
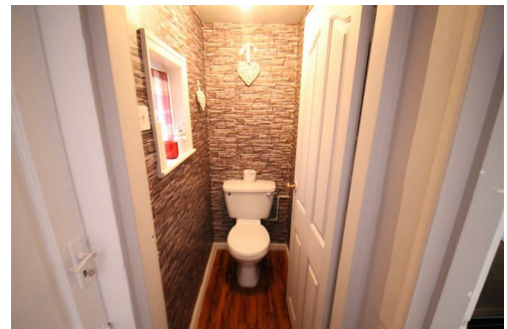
LANDING

Double glazed window to the side elevation. Access to the loft and panelled doors leading to three bedrooms and bathroom/ wc.

BEDROOM 1

11'10 into alcoves x 11'4 plus bay window (3.35m'3.05m into alcoves x 3.35m'1.22m plus bay wi)

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



BEDROOM 2

11'10 x 114 (3.35m'3.05m x 34.75m)

Double glazed window to the rear elevation. Range of fitted wardrobes, central heating radiator and exposed floorboards.

BEDROOM 3

7'2 x 6' (2.18m x 1.83m)

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

BATHROOM/WC

6'0 x 5'4 (1.83m'0.00m x 1.52m'1.22m)

Double glazed window to the rear elevation. White suite comprising bath with mixer tap, chrome shower and fitted shower screen, washbasin with vanity storage unit and mixer tap and low level wc. Tiled flooring and walls and chrome ladder type central heating radiator.

OUTSIDE

Low maintenance front garden enclosed by timber fencing. Low maintenance pebbled rear garden enclosed by timber fencing.



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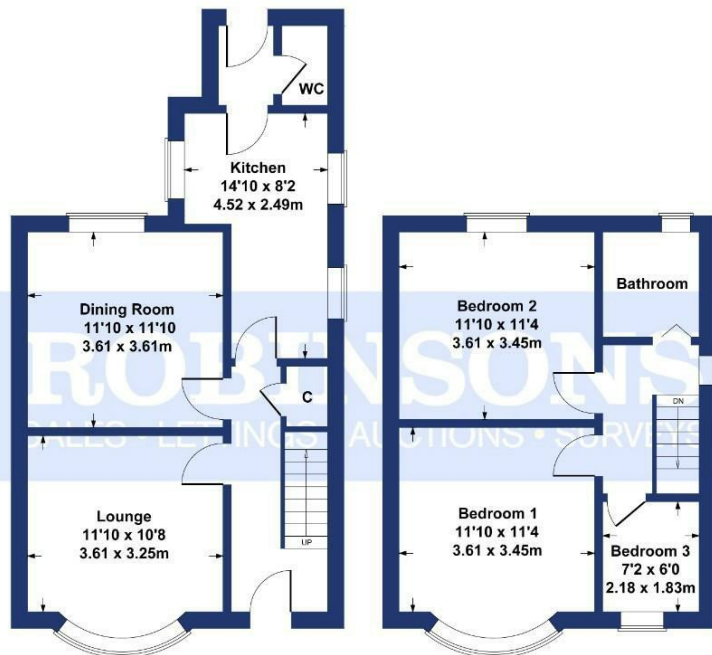
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Malvern Road
Approximate Gross Internal Area
950 sq ft - 88 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. 2020

Energy Efficiency Rating	
Current	Potential
81	53

Environmental Impact (CO ₂) Rating	
Current	Potential
76	44

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