



## Hampton Road, Oxbridge, Stockton-On-Tees, TS18 4DX

Offered for sale by the MODERN METHOD OF AUCTION.

This DOUBLE FRONTED mid terrace property is located within the popular Oxbridge area. Enjoy the convenience of having Ropner Park just a short walk away, providing a café and children's play area. With local schooling, shopping facilities and Stockton Town Centre being close by.

Ideal for both first time buyers and investors, this property provides spacious accommodation having undergone a recent refurbishment programme. Internally, the layout comprises an entrance hallway, lounge, dining room connected to the newly refitted kitchen which features a range of modern base and wall units, with essential appliances such as dishwasher, washing machine, and fridge freezer included. Access from the kitchen leads to the LOW MAINTENANCE courtyard. Ascending to the first floor, you'll find three bedrooms and a generously proportioned newly refitted family bathroom, complete with a shower over the bath. The property has been damp proofed, newly redecorated, and newly carpeted.

Externally, the property offers an enclosed rear courtyard of good size. On-street parking is available. Gowland White are a SALES and LETTINGS agent, please feel free to call and obtain further information or advice regarding all aspects of buying and letting.

Auction Guide £100,000



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HALL

LOUNGE

11'11" x 11'10" (3.63m x 3.61m )

DINING ROOM

14'4" x 13" (4.37m x 3.96m )

KITCHEN

15'6" x 7'11" (4.72m x 2.41m )

LANDING

BEDROOM ONE

11'10" x 10'4" (3.61m x 3.15m)

BEDROOM TWO

11'10" x 9'2" (3.61m x 2.79m )

BATHROOM

7'11" x 7'5" (2.41m x 2.26m )

BEDROOM THREE

8'5" x 7'7" (2.57m x 2.31m )

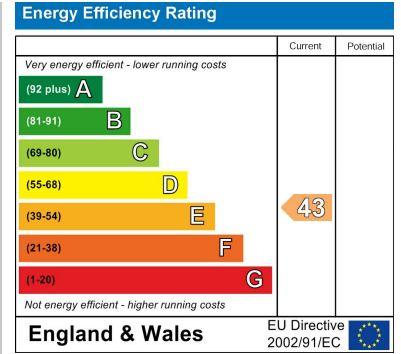




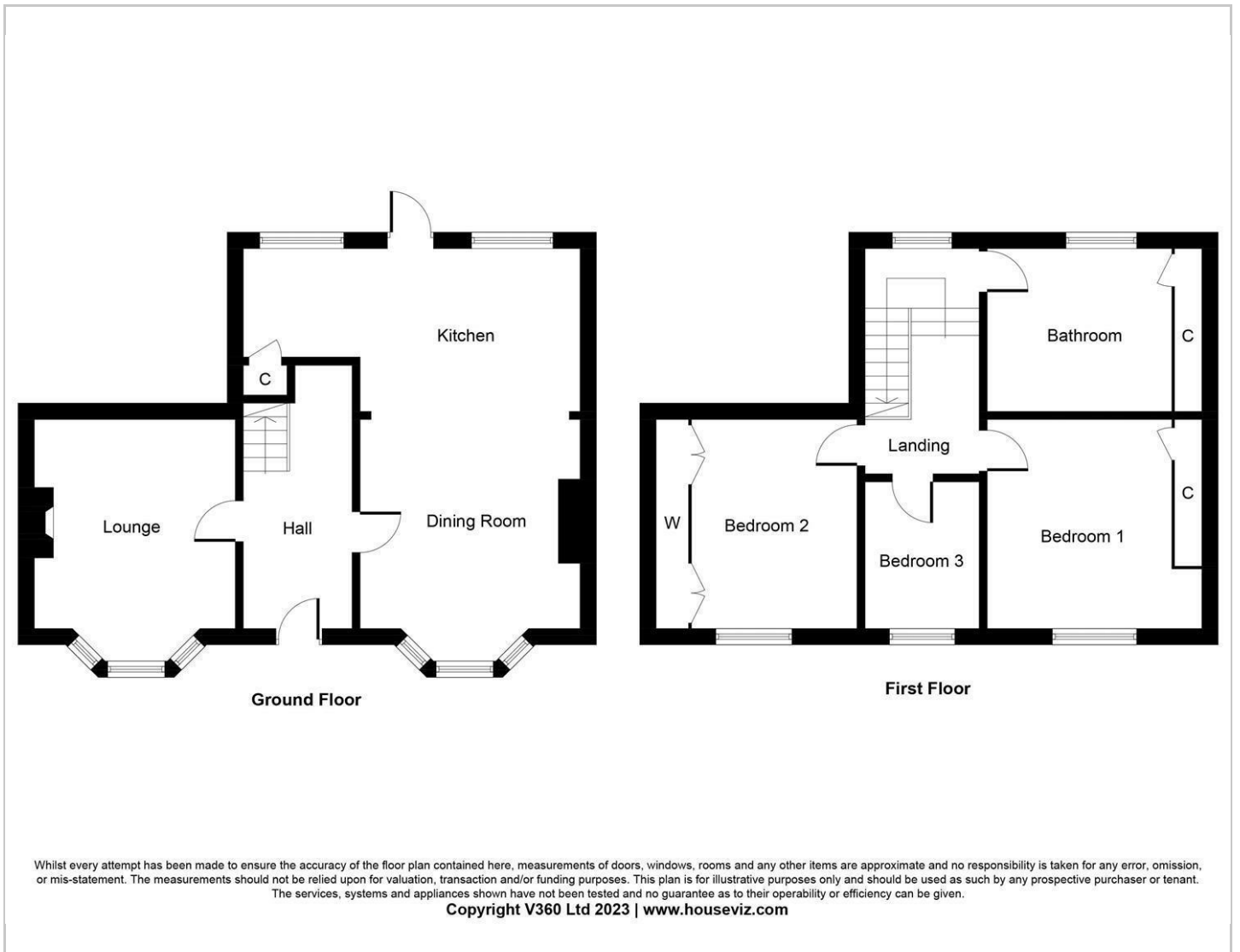
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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17 Bishop Street, Stockton on Tees, TS18 1SY

Tel: 01642 615657 Email: [stockton@gowlandwhite.co.uk](mailto:stockton@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>