



## Mallaig View, Elm Tree, Stockton-On-Tees, TS19 0TW

This mid-terraced three bedroom property is available for sale with NO ONWARD CHAIN. It is situated in a popular residential location in Elm Tree and is within walking distance of reputable schools and provides easy access to local shops, amenities, and bus routes. The spacious accommodation is likely to appeal to a wide range of buyers, including first time buyers, young families and investors.

The property features an open plan lounge and dining room with French doors leading to the rear garden. The kitchen (offered with fridge freezer and cooker) also has patio doors opening to the rear garden and the property includes a convenient inner hall with a storage cupboard. A downstairs wet room adds to the property's practicality.

On the first floor, there are three good-sized bedrooms, all served by a family bathroom with a shower over the bath. The accommodation is heated via a combi gas central heating system, with a new boiler installed in 2023, and all windows are uPVC double glazed.

Externally the property benefits from low maintenance gardens to the front and rear aspects and a brick built storage unit.

Offers In The Region Of £110,000



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**LOUNGE/DINING ROOM**  
17'7 x 11'4 (5.36m x 3.45m)

**KITCHEN**  
11'5 x 11'5 (3.48m x 3.48m)

**WET ROOM**  
6'9 x 5'10 (2.06m x 1.78m)

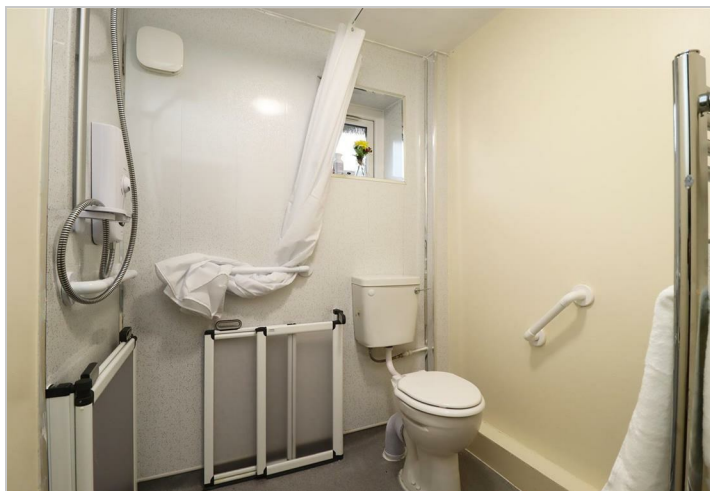
**LANDING**

**BEDROOM ONE**  
14'7 x 9'10 (4.45m x 3.00m)

**BEDROOM TWO**  
11'6 x 10'9 (3.51m x 3.28m)

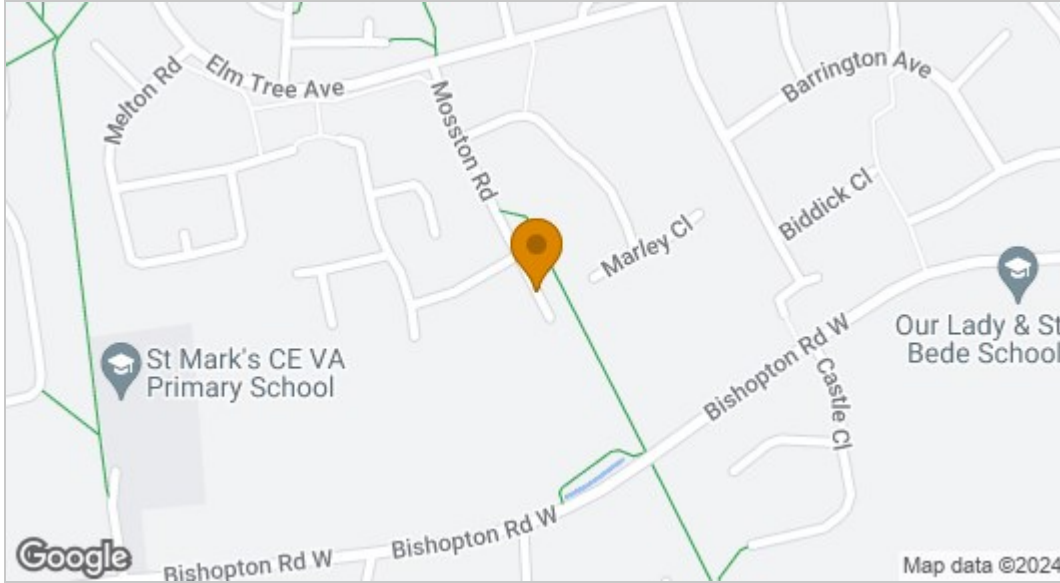
**BEDROOM THREE**  
8'7 x 7'7 (2.62m x 2.31m)

**BATHROOM**  
8'6 x 6'7 (2.59m x 2.01m)

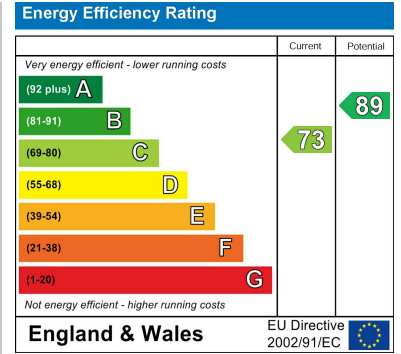




## Map



## 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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