



Turnwrest Grove, Stockton-On-Tees, TS19 8GY

This stylish three bedroom modern end terrace property in Stockton, built by Avant Homes to their "Cambridge" design, is perfect as a first home or investment opportunity.

The ground floor features a contemporary kitchen/dining room with integrated oven, hob and extractor fan, leading to a spacious lounge with bi-fold doors that open seamlessly to the landscaped rear southerly facing garden. A convenient W/C completes the ground floor layout.

Upstairs, the home offers three well proportioned bedrooms, including a master bedroom with fitted wardrobes, and a modern family bathroom with a shower over the bath.

The property is warmed by gas central heating and benefits from double glazing throughout.

Externally, to the front there is a double width block paved driveway, providing off-road parking for two cars and an EV charging point. The rear garden is landscaped to enjoy its sunny aspect, and includes a lawn and two patio areas.

Located in the popular Summerville Village area, the home is close to schools, a large Tesco supermarket, a petrol station, North Tees Hospital and enjoys excellent transport links via the nearby A177 making it highly attractive to families and healthcare professionals.

£166,595



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KITCHEN/DINING ROOM

11'0" x 14'10" (3.35m x 4.52m)

W/C

5'9" x 3'7" (1.75m x 1.09m)

LOUNGE

14'10" x 10'5" (4.52m x 3.18m)

LANDING

BEDROOM ONE

12'10" x 8'2" (3.91m x 2.49m)

BEDROOM TWO

10'6" x 7'5" (3.20m x 2.26m)

BEDROOM THREE

7'2" x 10'5" (2.18m x 3.18m)

BATHROOM

6'3" x 7'2" (1.91m x 2.18m)

AML PROCEDURE

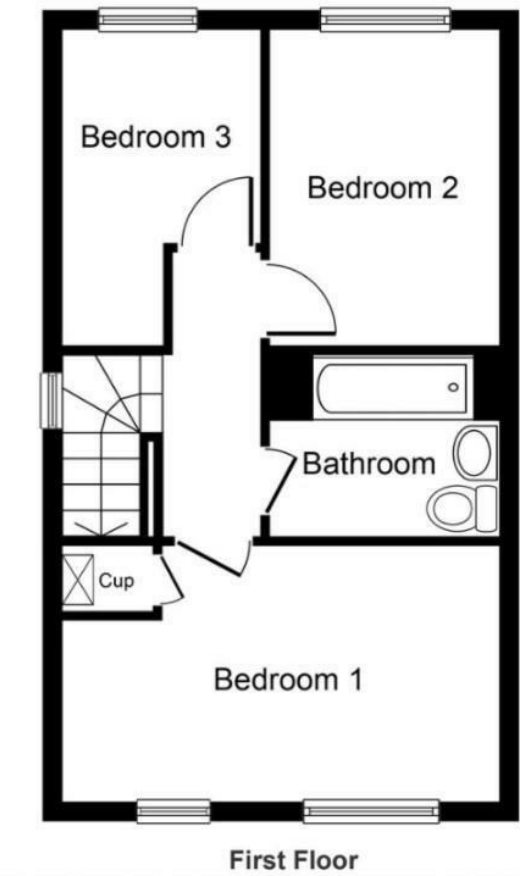
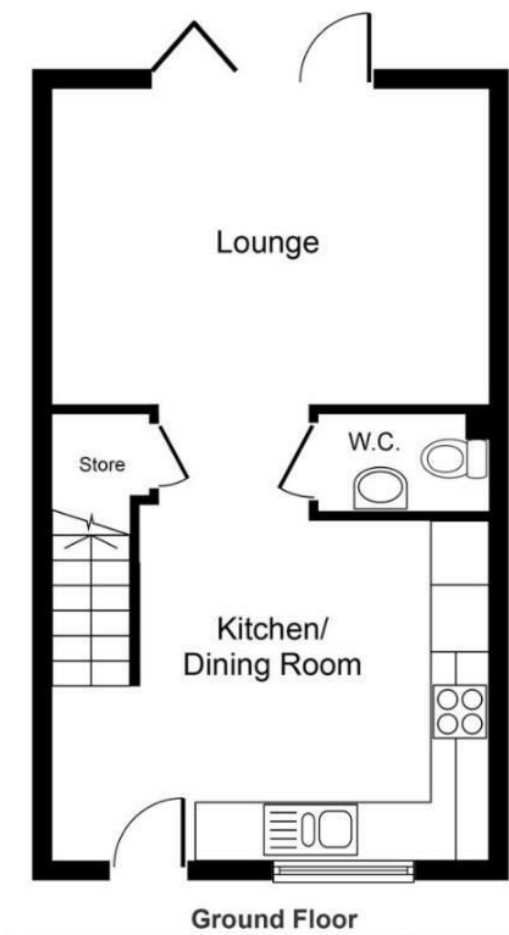
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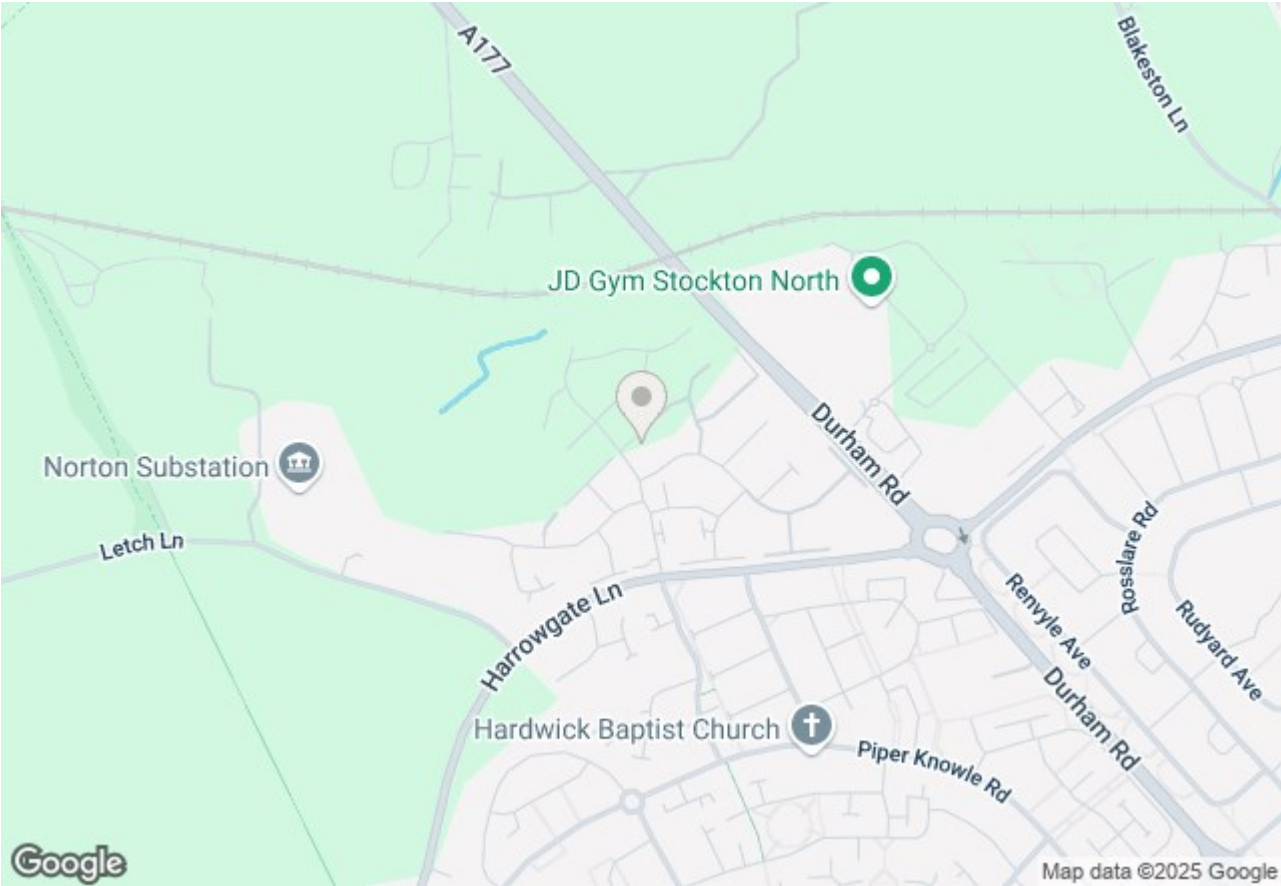
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	83	96
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO 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	

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

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