



## South Street, Stillington, TS21 1JN

This delightful renovated and modernised two bedroom mid-terraced house in the charming village of Stillington is perfect for first-time buyers, rental investors, or those looking to downsize.

The accommodation features an entrance porch leading to the dining room which showcases new beams and floorboards. To the rear is the lounge with French doors opening onto a private courtyard. The contemporary kitchen (fitted in 2022) which includes a range of units with an integrated oven, hob, and extractor fan and a modern shower room (also fitted in 2022) completes the ground floor layout.

Upstairs, there are two generous double bedrooms; one with fitted wardrobes and the other with a useful storage cupboard. The front bedroom offers views over the fields.

Outside, the rear courtyard is laid with artificial turf and includes a brick-built storage room and access to the rear alley.

Additional features of this property include uPVC double glazing, combi gas central heating (with a new boiler and radiators installed in 2023), new guttering and fascias, a recent damp proof course (with 22 years remaining on the guarantee), a loft with pull-down ladders, and solar panels.

Stillington Village offers a range of amenities, including local shops, a primary school, a doctor's surgery, a community centre, and the Forest Nature Park. The village also benefits from good transport links, providing easy access to surrounding villages and beyond via the A1.

Offers Over £99,000



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## PORCH

## DINING ROOM

13'11" x 11'8" (4.24m x 3.56m)

## LOUNGE

13'9" x 11'11" (4.19m x 3.63m)

## KITCHEN

10' x 7'11" (3.05m x 2.41m)

## SHOWER ROOM

7'7" x 5'4" (2.31m x 1.63m)

## LANDING

## BEDROOM ONE

14' x 11'10" (4.27m x 3.61m)

## BEDROOM TWO

12'7" x 11'10" (3.84m x 3.61m)

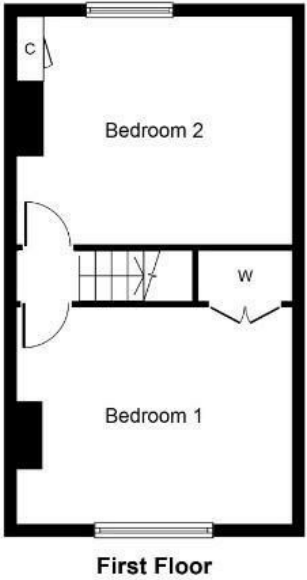
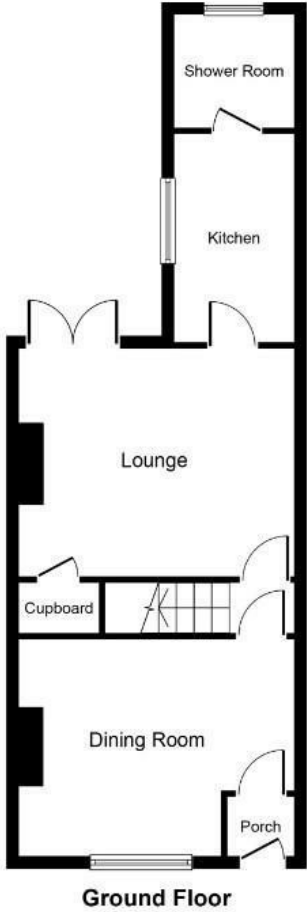
## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





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| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (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 |                                                                                                             |           |
|                                             | 82                                                                                                          | 88        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                                                                                                               |           |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                     | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO2 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 CO2 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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