



## Milburn Crescent Stockton-On-Tees

£95,000

ENERGY RATING: D-68

A two double bedroom semi-detached house, set on a larger than average plot with a very private and South facing garden to the rear. The accommodation comprises; entrance hall, lounge, kitchen/diner, two first floor double bedrooms and bathroom/WC. There is a walled garden to the front of the property, a driveway to the side providing parking for two vehicles, and a very private, South facing garden to the rear. The plot is wider than average and there has previously been planning permission approved for an extension to the side & rear of the property (Ref: 15/0692/FUL). Energy Rating: D Council Tax Band: A (£1,634.11 ).



- Two Double Bedrooms • Semi-detached House • Lounge & Kitchen/Diner • Very Private South Facing Rear

## **Entrance Hall**

## **Lounge**

4.36m (bay) x 3.80m (14'3" (bay) x 12'5")

## **Kitchen/Diner**

2.31m x 4.71m (7'6" x 15'5")

## **First Floor Landing**

## **Bedroom One**

3.15m (bay) x 4.69m (max.) (10'4" (bay) x 15'4" (max.))

## **Bedroom Two**

3.01m x 2.94m (9'10" x 9'7")

## **Bathroom/WC**

## **Externally**

There is a walled garden to the front of the property, a driveway to the side providing parking for two vehicles, and a very private, South facing garden to the rear.

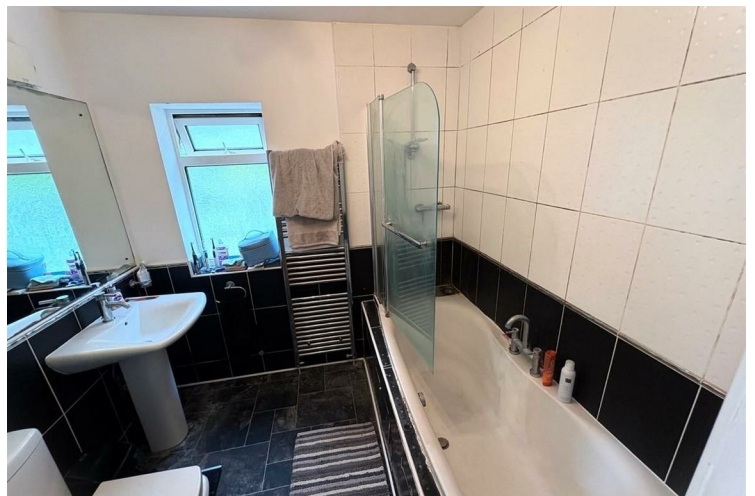
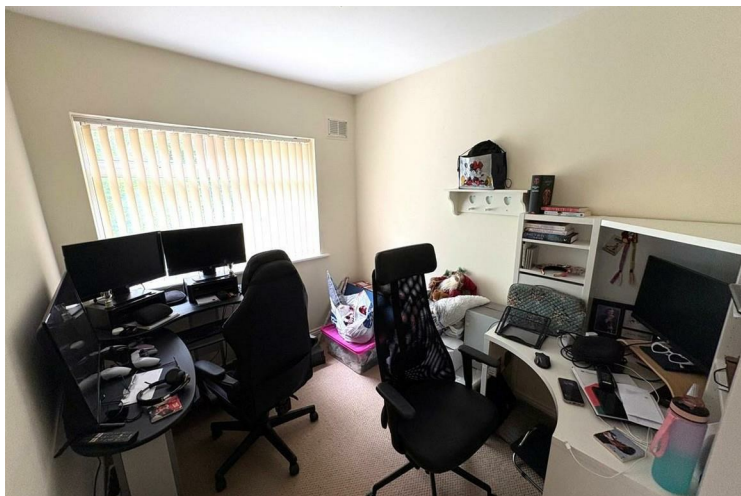
## **Planning Permission**

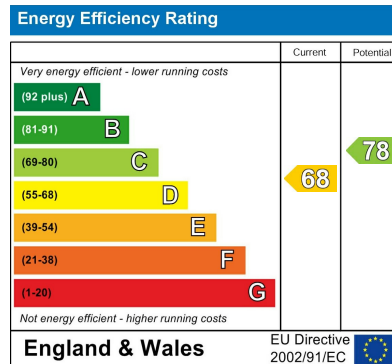
There has previously been planning permission approved for an extension to the side & rear of the property - Ref: 15/0692/FUL.

<https://www.developmentmanagement.stockton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NLI27APKJXE00>



- Ample Off-street Parking • Large Plot with Scope to Extend • Energy Rating: TBC • Council Tax Band: A (£1,634.11 )





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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