



5 Woodborough Lane

Whitehouse Farm, Stockton-On-Tees, TS19 0QU

Offers in excess of £196,000



WATCH THE VIDEO! For Sale With The Advantage Of No Onward Chain & Vacant Possession. In Immaculate Condition, Having Been Meticulously Maintained & Upgraded Throughout. The Property Benefits; A Loft Conversion Creating Additional Living Space, With A First Floor Bedroom & Shower Room. Two Good-Sized Reception Rooms, Ground Floor Bedroom, Bathroom & Large Conservatory. High Gloss Kitchen Which Was Re-Fitted In Just 2018 & Comes Complete With Integrated Appliances. A Delightful Low Maintenance Rear Garden With Fruit Trees. Along With A Patterned Concrete Driveway Providing Off-Road Parking Leading To A Detached Garage & Much More...

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location

From Bishopton Road, Opposite Stockton Sixth Form College & Near Sainsburys, Take The Turn Onto Barlborough Avenue. Pass Tollerton Close & Take The Right Turn Onto Newstead Avenue. Follow The Road Round, Take Your First Right Turn Onto Woodborough Lane. The Property Is Located On The Left-Hand Side.

Sainsbury's Supermarket - 3 Minute Walk
Stockton Town FC - 5 Minute Walk
Our Lady & St Bede School - 9 Minute Walk
Whitehouse Primary School - 10 Minute Walk
St Patrick's Primary School - 5 Minute Drive

Distance Times Estimated Using Google Maps.

Entrance Porch

7'8" x 3'9" (2.34m x 1.14m)

uPVC Double Glazed Entrance Door & Windows, Wide uPVC Double Glazed Door Leading To The Hallway.

Hallway

6'1" x 4'7" (1.85m x 1.40m)

Solid Oak Internal Doors Leading To The Kitchen & Living Room, Storage Cupboard.

Living Room

16'2" x 12'2" (4.95m x 3.73m)

uPVC Double Glazed Front Aspect Bow Window, Feature Fireplace & Surround, Wall Mounted Lights, Ceiling Heat Panel, Radiators, Solid Oak Door Leading To The Inner Hallway.

Kitchen

8'9" x 8'5" (2.69m x 2.57m)

Fitted With A Range Of High Gloss Base, Wall & Drawer Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Built-In Oven, Hob & Extractor Hood Above, Integrated Fridge Freezer & Dishwasher, Space For A Washing Machine, Kick Space Convector Heater, Storage Cupboard Housing The Combi Boiler.

Inner Hallway

Solid Oak Doors Leading To The Bedroom, Bathroom & Dining Room.

Dining Room

13'1" x 9'3" (4.01m x 2.82m)

uPVC Double Glazed French Doors Leading Through To The Conservatory, Fitted Wardrobes, Staircase With Bespoke Open Spindle Handrail Leading To The First Floor, Radiator.

Conservatory

13'1" x 9'1" (4.01m x 2.79m)

uPVC Double Glazed Windows & Doors, Tiled Flooring, Door Leading To The Garden.

Ground Floor Bedroom

13'3" x 8'9" (4.04m x 2.69m)

uPVC Double Glazed Window, Fitted Wardrobes, Radiator.

Bathroom

8'5" x 5'4" (2.57m x 1.63m)

White Three Piece Suite Comprising Bath, Wash Hand Basin & W.C, Radiator, uPVC Double Glazed Window.

First Floor Landing

uPVC Double Glazed Window, Solid Oak Doors Leading To The Bedroom & Shower Room, Loft Access For Storage,

First Floor Bedroom

12'2" x 9'3" (3.73m x 2.84m)

uPVC Double Glazed Window, Radiator.

First Floor Shower Room

11'5" x 5'2" (3.48m x 1.60m)

Shower Cubicle, Wash Hand Basin, W.C, Towel Radiator, uPVC Double Glazed Window.

Loft Space

Power & Lighting, Partially Boarded For Storage.

Detached Garage

uPVC Double Glazed Window, Electric Roller Door, Power & Lighting.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Council Tax Estimate £1,901

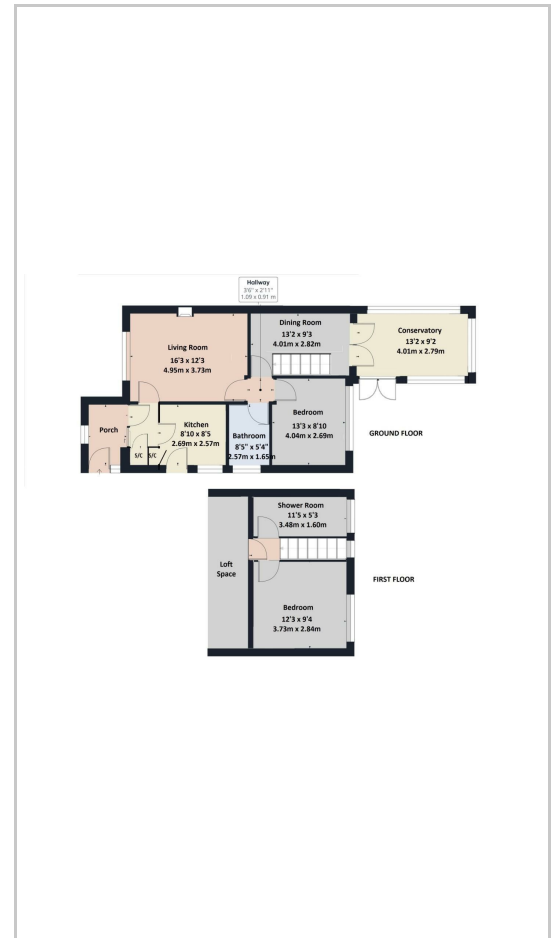
Disclaimer:

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

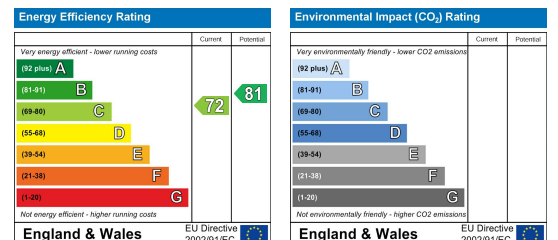
Area Map



Floor Plans



Energy Efficiency Graph



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