



## 9 Fossick Road

Jubilee Gardens, Stockton-On-Tees, TS20 2GB

**Offers in excess of £150,000**



For Sale With The Benefit Of No Chain! The Maidstone Features A Large Window To The Front Of The Lounge, Allowing Lots Of Natural Light To Fill The Room. The Open-Plan Kitchen With Dining Space Includes French Doors That Lead Out To The Rear Garden And Provides A Great Space For Entertaining By Allowing For The Indoors And Out To Flow. The 3 Bedrooms Each Offer Space For Wardrobes, Ensuring Everyone Has A Place For Their Belongings Which Helps With Clutter-Free Living. The Main Bedroom Features An En-Suite And There Is A Family Bathroom.

The Vendor Informs Us The Boiler Has Been Serviced Annually.

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**

Attractively Positioned Within The Popular & Sought-After Jubilee Gardens District Of Norton. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Drive Or Walk Of Some Of Stockton & Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

Jubilee Gardens & Hillson Walk Can Be Accessed Via Norton Road. Turn Onto Gibson Road, Follow The Road All The Way, Keeping Right, Then Take The Right Turn Onto Hills Drive, Hillson Walk Is A Cul-De-Sac Next Right.

- ALDI, Darlington Ln - 4 Minute Drive
- Asda, Bath Ln - 14 Minute Walk
- Norton Green & Duck Pond - 5 Minute Drive
- Norton Primary Academy, Berkshire Rd - 20 Minute Walk
- North Shore Academy, Talbot St - 3 Minute Walk
- The Highland Laddie - JD Wetherspoon - 20 Minute Walk
- The Glebe Shops & The Centenary - 6 Minute Drive
- Stockton High Street - 18 Minute Walk

Distance Times As Estimated By Google Maps.

**Accommodation Comprises:**

**Entrance Hallway**

Composite Entrance Door, Hallway Leads To Lounge, Ground Floor W/C, Staircase To First Floor.

**Lounge**

16'0" x 10'11" (4.88m x 3.35m)  
uPVC Double Glazed Window, Radiator.

**Kitchen/Dining Area**

14'11" x 10'5" (4.57m x 3.20m)  
Fitted With Modern Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Dishwasher, Fridge Freezer & Washing Machine. Space For Dining Table & Chairs, Radiator, Understairs Storage Cupboard, uPVC Double Glazed Window & French Doors To The Rear.

**Ground Floor W/C**

Fitted With A White Hand Wash Basin, W/C, Radiator.

**First Floor Landing**

Open Spindle Balustrade, Storage Cupboard, Access To Bedrooms & Bathroom.

**Master Bedroom**

13'8" x 8'5" (4.17m x 2.59m)  
uPVC Double Glazed Window, Radiator.

**En-Suite Shower Room**

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, uPVC Double Glazed Window, Radiator.

**Bedroom Two**

10'2" x 8'5" (3.10m x 2.59m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Three**

8'7" x 6'3" (2.64m x 1.93m)  
uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Three Piece Suite Comprising; Panelled Bath With Mixer Tap/Shower, Hand Wash Basin, W/C, Radiator, uPVC Double Glazed Window.

**Externally**

Double Width Driveway To The Front Providing Off Street Parking Facilities For Two Vehicles. A Timber Gate And Footpath To The Side Of The House Leads To The Rear Garden Enclosed By Timber Fencing Laid To Lawn With Paved Patio Area And Water Tap.

**Year Built: 2019**

**Council Tax Band: B**

Estimate £1,663

**Energy Efficiency Rating: B**

The Full Energy Efficiency Certificate Is Available On Request.

**Disclaimer**

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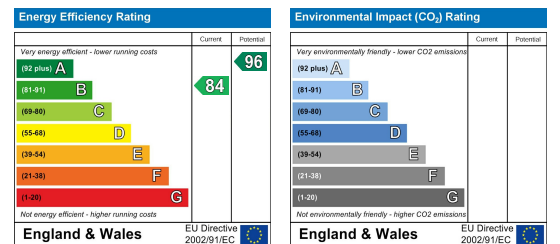
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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