



## 17 Cavendish Walk

Meadow Rise, Stockton-On-Tees, TS19 8WG

**Offers in excess of £120,000**



For Sale With The Advantage Of Having A Complete Onward Chain Above - Built By The Award Winning Builder 'Barratt Homes' Around 2012-2013. An Affordable First Purchase Or Ideal Investment (Buy-To-Let) Opportunity. Within Walking Distance To North Tees General Hospital Along With Other Local Amenities & Schools. The Property Has Been Lovingly Maintained & In Immaculate Condition, Ready To Move Straight Into. Accommodation Is Spacious Throughout, Benefiting An Essential Ground Floor W.C & Enjoys Afternoon & Evening Sunshine From The West Facing Private Rear Garden.

There Is A Double Length Driveway To The Rear Of The Property Which Provides Off-Road Parking For 2X Cars, A Van Or Motorhome. Windows & Doors Are uPVC Double Glazed & The Property Is Heated Via A Gas Combi Boiler.

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 High Newham Road, Turn Onto Faraday Drive, Left Onto Swan Avenue, Left Again Onto Edison Drive, The Property Is Located To The Right Hand Side At The Top Of The Road.

- North Tees General Hospital - 10 Minute Walk
- Tesco Extra Supermarket - 5 Minute Drive
- Norton High Street - 6 Minute Drive
- A19 - 8 Minute Drive

Approximate Driving Times Suggested By Google Maps.

**Accommodation Comprises:**

**Entrance Hallway**

Door Leading To The Lounge & Cloakroom W.C, Radiator.

**Lounge**

15'0" x 15'8" (4.59 x 4.79)  
uPVC Double Glazed Window, Radiator, Door Leading To The Kitchen, Staircase Leading To The First Floor Landing.

**Kitchen/Diner**

8'3" x 15'0" (2.54 x 4.58)  
Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Stainless Steel Sink Unit With Mixer Tap, Built In Oven & Hob With Stainless Steel Extractor Hood Above, Space For A Washing Machine, Space For A Fridge Freezer, uPVC Double Glazed Window & French Doors, Understairs Storage Cupboard.

**Ground Floor W/C**

5'8" x 2'9" (1.75 x 0.85)  
White Wash Hand Basin, W/C, Radiator, uPVC Double Glazed Window.

**First Floor Landing**

Provides Access To The Bedrooms & Family Bathroom.

**Bedroom One**

13'5" x 8'6" (4.09 x 2.60)  
uPVC Double Glazed Window, Radiator.

**Bedroom Two**

8'6" x 10'8" (2.61 x 3.27)  
uPVC Double Glazed Window, Radiator.

**Bedroom Three**

6'2" x 10'3" (1.90 x 3.13)  
uPVC Double Glazed Window, Radiator.

**Family Bathroom**

5'7" x 6'2" (1.71 x 1.89)  
Fitted With A White Three Piece Suite Comprising; White Panelled Bath With Shower Over, Wash Hand Basin, W/C, Radiator, uPVC Double Glazed Window.

**Energy Efficiency Rating: TBC**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: B**

Estimate £1,663

**Disclaimer**

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

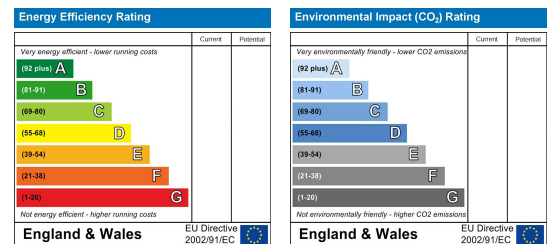
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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