



3 Rugby Road

Oxbridge, Stockton-On-Tees, TS18 4AZ

Offers in excess of £130,000

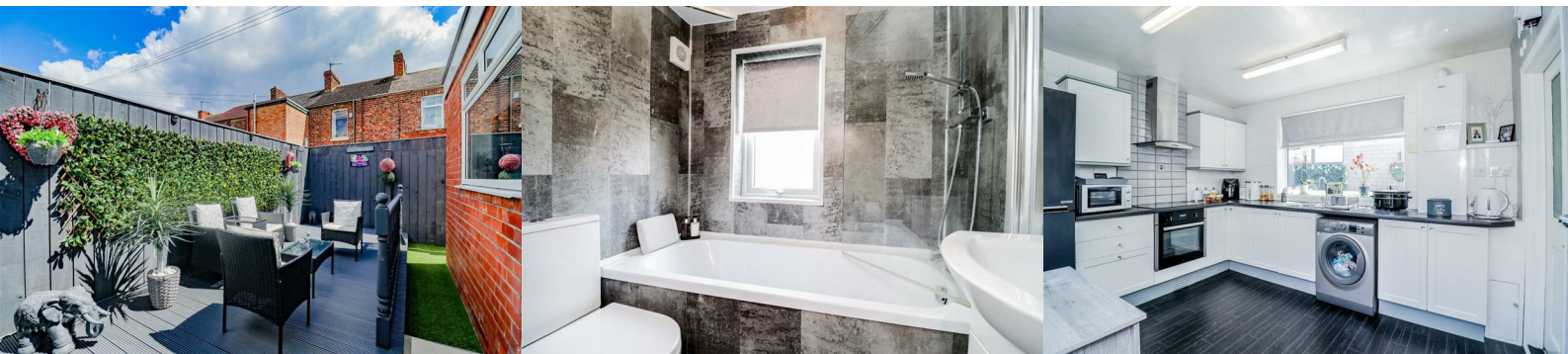


Welcome To This Charming Semi-Detached House Located On Rugby Road In The Sought-After Area Of Oxbridge, Stockton-On-Tees.

Upon Entering, You Are Greeted By A Spacious Open Through Living Room And Dining Room, Perfect For Entertaining Guests Or Relaxing With Your Family. The Property Boasts Three Bedrooms, Ideal For A Growing Family Or Those In Need Of Extra Space For A Home Office Or Hobby Room.

The Kitchen Extension Adds A Modern Touch To The Property, Providing Ample Space For Cooking And Dining. The House Is Well-Maintained With Many Recent Upgrades, Ensuring A Comfortable And Stylish Living Environment For Its New Owners.

Step Outside Into The Beautiful Garden, Complete With A Decked Seating Area Where You Can Enjoy Al Fresco Dining Or Simply Unwind After A Long Day. The Property Also Features A Driveway And Garage, Offering Convenient Parking Options For You And Your Guests.



Note:

The Vendor Informs Us: The Up & Over Garage Door Was Replaced In 2024, The Gas Combi Boiler Was Replaced Approx. 2019-2020 Complete With A 7 Year Warranty, New Carpets Were Laid In 2023, The Blinds & Electric Fire Are Recently New, The Kitchen Was Replaced Around 6 Years Ago With A Replacement Extractor Hood Fit In 2023, The Windows Were Upgraded Approx. 5 Years Ago. The Felt Extension Roof, Garage Roof & Bay Window Roof Were Replaced Approx. 2022. External Water Outlet To The Rear. The Cobbled Road To The Rear Is For Access Only & Gates Are Securely Locked. (Residents Have A Key)

Location:

From Oxbridge Lane Turn Off Onto Malvern Road, Then Right Onto Rugby Road. The Property Sits On The Right-Hand Side.

- Oxbridge Lane Primary School - 5 Minute Walk
- The Grangefield Academy - 15 Minute Walk
- Our Lady & St Bede Academy - 25 Minute Walk
- Stockton Sixth Form College - 24 Minute Walk
- Town Centre & Riverside - 15 Minute Walk
- Ropner Park, Cafe & Lake - 5 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Hallway

Entrance Hallway Leads To The Living Room, Staircase Leads To The First Floor.

Lounge/Diner

Feature Fireplace, uPVC Double Glazed Bay Window To The Front Aspect & Standard Window To The Rear, Radiators x 2, Space For Dining Table & Chairs, Understairs Storage Cupboard.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Windows x2, Door To The Rear, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom, uPVC Double Glazed Window.

Bedroom One

uPVC Double Glazed Window, Radiator, Fitted Wardrobes.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

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

Loft Space

Insulated Only.

Garage

Up & Over Door, Power Supply.

Energy Efficiency Rating: E

Improvements Have Been Made Since The Last Assessment In 2015 Which May Have Improved The Rating. The Full Energy Efficiency Certificate Is Available On Request.

Property Information:

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A Estimate
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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.

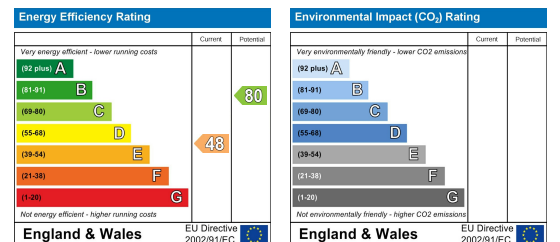
Area Map



Floor Plans



Energy Efficiency Graph



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