

3 Innovation Avenue

Queensgate, Stockton-On-Tees, TS18 3UZ

Offers over £215,000



Nestled In The Desirable Area Of Innovation Avenue, Queensgate, Stockton-on-tees, This Charming Semi-detached House Offers A Perfect Blend Of Modern Living And Comfort. With Three Well-appointed Bedrooms And Two Reception Rooms Spread Over Three Floors This Property Is Ideal For Families Seeking Space And Convenience.

The Heart Of The Home Is The Open Plan Kitchen And Living Area, Which Creates A Warm And Welcoming Atmosphere, Perfect For Family Gatherings Or Social Occasions. The Converted Garage Has Been Thoughtfully Transformed Into An Additional Living Area And Utility Room, Enhancing The Functionality Of The Home.

The Property Boasts Two Well-equipped Bathrooms, Ensuring That Morning Routines Run Smoothly For All Residents. Outside, The Good-sized Garden Offers A Private Retreat For Outdoor Activities, Gardening, Or Simply Enjoying The Fresh Air. The Driveway Provides Convenient Off-street Parking, Adding To The Practicality Of This Lovely Home.



Location:
Innovation Avenue Can Be Accessed via The A66, Turning Off At Yarm Road, Innovation Avenue Is The First Right And The Property Is On The Left Hand Side.

Hartburn Primary School - 5 Minute Drive, 28 Minute Walk
Bowesfield Primary School - 5 Minute Drive, 22 Minute Walk
Hartwell School - 2 Minute Walk
The Grangefield Academy - 7 Minute Drive
Preston Park Museum And Grounds - 4 Minute Drive, 21 Minute Walk
Yarm High Street - 10 Minute Drive
A66 - 2 Minute Drive

All Distance Times As Suggested By Google Maps.

Entrance Hallway
Door Leading To Kitchen/Lounge, Ground Floor W/C, Understair Storage Cupboard. Staircase To The First Floor.

Kitchen/Living Area
24'7" x 24'11" (7.5m x 7.6m)
Fitted With A Range Of Base, Wall And Draw Units. Space For Integrated Appliances. Built In Oven/Hob. uPVC Double Glazed French Doors Leading To Rear Garden. Door Leading To The Utility Room. uPVC Double Glazed Window, Radiator.

Utility Room
9'10" x 10'2" (3m x 3.1m)
Fitted With A Range Of Base, Wall And Draw Units. Space For Integrated Appliances.

Ground Floor W/C
Fitted With A Hand Wash Basin, W/C. uPVC Double Glazed Window, Radiator.

First Floor Landing
Leading To Lounge & Master Bedroom. Staircase To The Second Floor.

Lounge
11'1" x 16'8" (3.4m x 5.1m)
uPVC Double Glazed Window, Radiator.

Master Bedroom
9'10" x 12'5" (3m x 3.8m)
uPVC Double Glazed Window, Radiator. Door Through To The En-Suite.

En-Suite
9'10" x 10'2" (3m x 3.1m)
White Three Piece Suite Comprising Of A Hand Wash Basin, W/C, Walk In Shower. uPVC Double Glazed Window, Radiator.

Second Floor Landing
Leading To Bedrooms & Family Bathroom. Feature uPVC Double Glazed Skylight Window.

Bedroom Two
8'6" x 14'1" (2.6m x 4.3m)
uPVC Double Glazed Window, Radiator.

Bedroom Three
8'2" x 14'1" (2.5m x 4.3m)
Fitted Wardrobes. uPVC Double Glazed Window, Radiator.

Family Bathroom
White Three Piece Suite Comprising Of A Hand Wash Basin, W/C, Bath. uPVC Double Glazed Sky Light Window, Radiator.

Energy Efficiency Rating - C
The Full Energy Certificate Is Available Upon Request.

Property Information
Tenure: Freehold
Local Authority: Stockton Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: C
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard 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: Three 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
A Railway Line Runs Behind The Property.

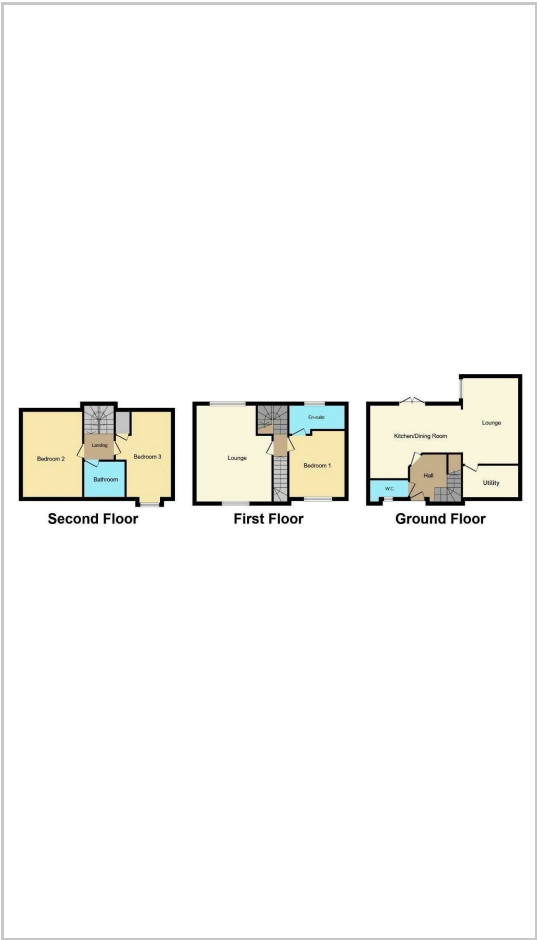
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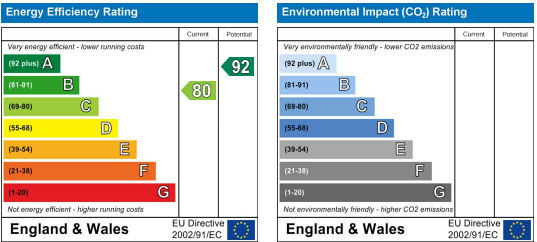
Area Map



Floor Plans



Energy Efficiency Graph



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