



## 52 Malton Drive

Bishopsgarth, Stockton-On-Tees, TS19 8TU

**Offers in the region of £150,000**



This Semi-Detached Home On Malton Drive Presents An Excellent Opportunity For Families And Professionals Alike. The Property Boasts Three Well-Proportioned Bedrooms, Making It Ideal For Those Seeking Space And Comfort. The Inviting Living Room Offers A Warm Welcome, Perfect For Relaxation Or Entertaining Guests.

One Of The Standout Features Of This Home Is The Delightful Open Plan Kitchen/Diner, Which Is Designed For Modern Living. The Kitchen Is Equipped With Contemporary Fittings And Benefits From French Doors That Lead Directly To The South-Facing Rear Garden. This Outdoor Space Is A True Gem, Featuring A Patio Seating Area That Is Perfect For Al Fresco Dining Or Enjoying A Sunny Afternoon.

For Those In Need Of Additional Storage Or Workspace, The Attached Garage Presents Potential For Conversion Or Extension, Subject To Planning Permission. The Concrete Imprint Driveway Provides Off-Road Parking For Multiple Vehicles, Ensuring Convenience For Residents And Visitors Alike.

The Property Has Been Thoughtfully Updated, With A Recently Fitted Gas Combi Boiler Installed In 2022, Enhancing Energy Efficiency And Comfort Throughout The Home.



Full Description

Location

6'10" x 6'6" (2.08m x 1.98m)  
SituatEd In A Sought After Location Within Walking Distance To  
Many Local Amenities & Reputable Schools

- Outwood Academy - 5 Minute Walk
- Hardwick Green Primary School - 15 Minute Walk
- Our Lady & St Bede Catholic Academy - 20 Minute Walk
- University Hospital Of North Tees - 20 Minute Walk
- Sainsburys - 4 Minute Walk
- Tesco Supermarket - 4 Minute Drive
- The Mitre Pub - 1 Minute Walk

Note

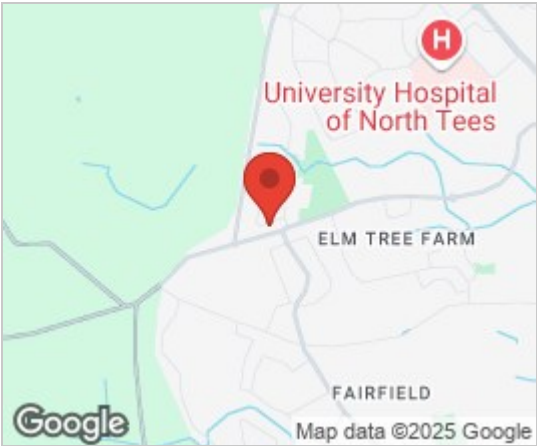
Please Find The Attached Brochure With Material Information For  
Buyers.

Disclaimer

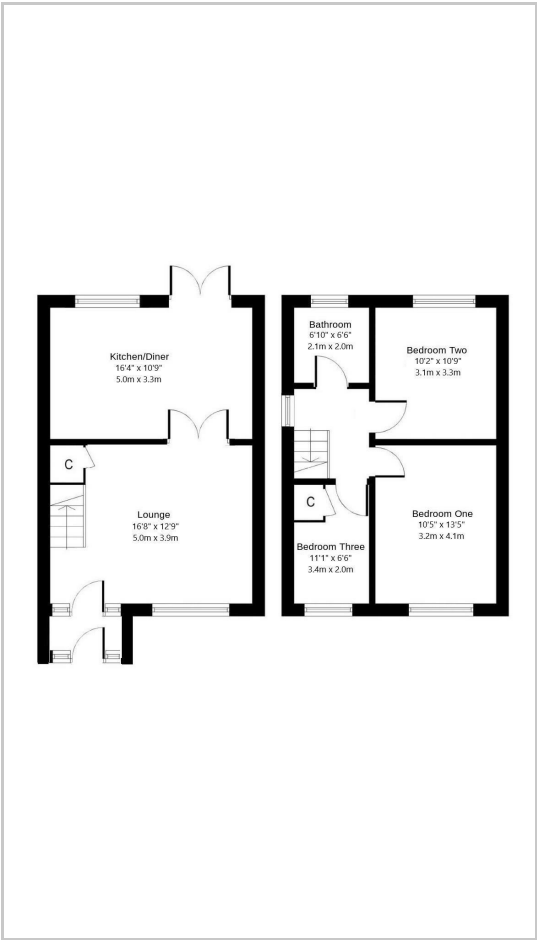
Although Issued In Good Faith, These Particulars Are Not Factual  
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Prospective Buyers Should Independently Verify The Matters  
Mentioned In These Particulars. There Is No Authority For Harper  
& Co Estate Agents Limited Or Any Of Its Employees To 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.

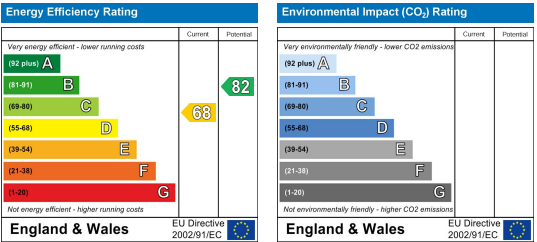
Area Map



Floor Plans



Energy Efficiency Graph



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