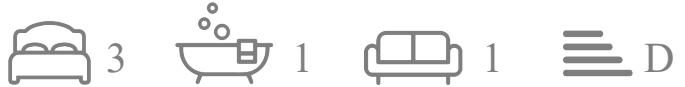




## 34 Cowpen Crescent

, Stockton-On-Tees, TS19 8QB

**£110,000**



An Extremely Well Maintained And Beautifully Upgraded Home Offering Generous Living Space, High-End Finishes, And An Excellent Location Close To North Tees Hospital And Local Amenities. Ideal For First-Time Buyers Or Investors Alike.



## Full Description

Situated On The Popular Cowpen Crescent, This Generous Size Property Has Been Upgraded To A High Standard And Is Presented In Excellent Condition Throughout. The Home Boasts A Large Lounge / Diner Providing A Bright And Versatile Living Space, Perfect For Both Relaxing And Entertaining.

The Modern Kitchen Is Stylish And Functional, Complemented By Luxury Flooring, Decorative Wall Paneling, And Designer Radiators That Enhance The Contemporary Feel Of The Property. On The Ground Floor, There Is A Fully Tiled Shower Room Alongside A Separate W.C, Offering Practicality And Convenience.

Upstairs, The Fully Tiled Bathroom Features A Stunning Victorian Style Suite Complete With A Roll Top Bath, Creating A Luxurious And Timeless Finish. Plantation Shutters And Composite Doors Further Add To The Quality And Attention To Detail Found Throughout The Home.

Ideally Located Within Walking Distance Of North Tees Hospital, This Property Is Perfect For NHS Employees, While Also Being Close To Local Amenities, Shops, And Transport Links. An Excellent Opportunity As A First Purchase Or A Buy To Let Investment With An Estimated Rental Income Of £800 – £850 PCM.

## Location

Situated Within A Well-Established Residential Area Of Stockton-On-Tees, 34 Cowpen Crescent Enjoys A Convenient And Popular Setting Close To A Wide Range Of Local Amenities. Everyday Shopping Facilities, Schools And Healthcare Services Are All Within Easy Reach, With Stockton Town Centre Offering A Broader Selection Of Shops, Cafés And Leisure Attractions Just A Short Distance Away.

The Property Benefits From Excellent Transport Connections, With Easy Access To The A19 And A66 Providing Straightforward Routes Across Teesside And To Surrounding Areas Including Middlesbrough, Billingham And Darlington. Regular Public Transport Services Are Also Available Nearby.

For Outdoor And Leisure Pursuits, Residents Can Enjoy Nearby Green Spaces And Parks, Along With The River Tees And Surrounding Recreational Areas. This Location Combines Practical Living With Strong Transport Links And Local Conveniences, Making It An Appealing Choice For Families And Professionals Alike.

Hardwick Green Academy - 9 Minute Walk, 3 Minute Drive  
Harrow Gate Primary Academy - 16 Minute Walk, 5 Minute Drive  
Abbey Hill Academy - 15 Minute Walk, 4 Minute Walk  
Outwood Acadmey Bishopsgarth - 13 Minute Walk, 5 Minute Drive  
North Tees Hospital - 11 Minute Walk, 3 Minute Drive

All Distance Times As Suggested By Google Maps.

## Note

Please Find The Attached Brochure With Material Information For Buyers.

## 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.

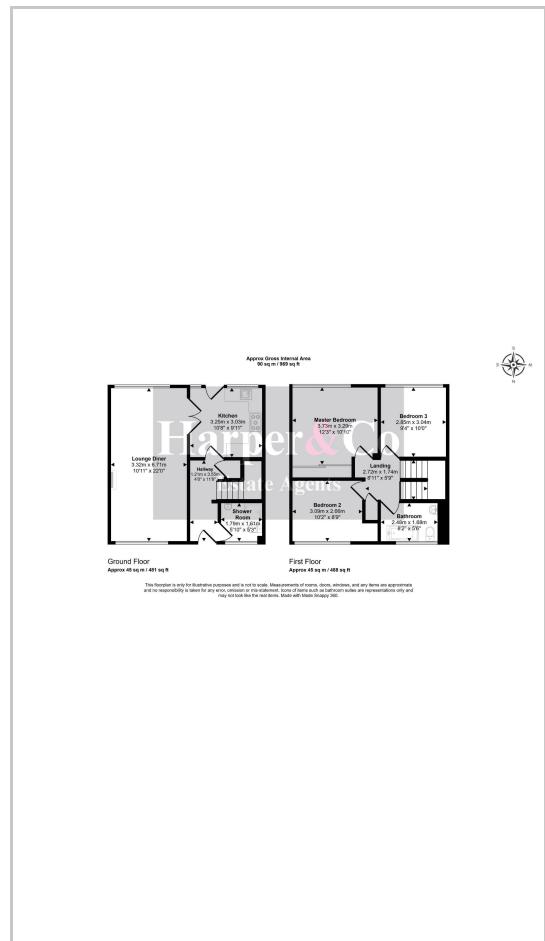
## Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

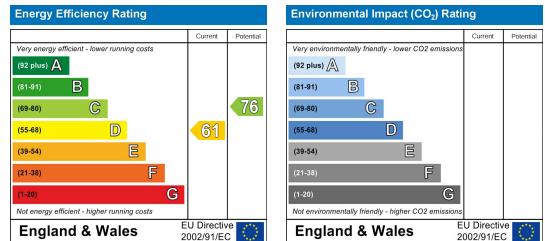
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.