



## 36 Honeycomb Avenue

St Johns Gardens, Stockton-On-Tees, TS19 0FF

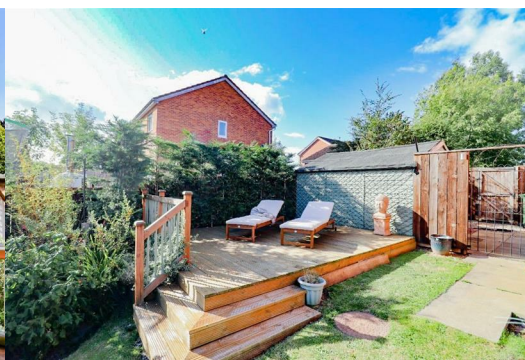
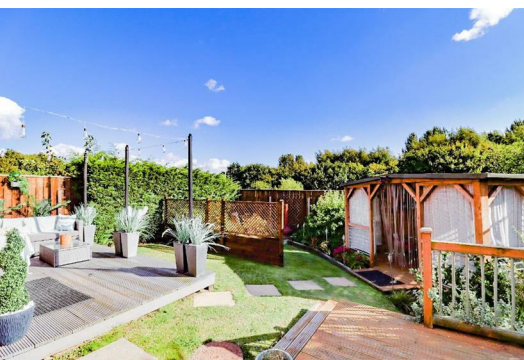
**Offers in excess of £115,000**



The Standout Feature Of This Property Is The Amazing Private South-Facing Rear Garden. With Three Distinct Seating Areas, A Summerhouse, And The Luxury Of Not Being Overlooked, This Outdoor Space Is A True Gem. Imagine Enjoying Sunny Afternoons Or Hosting Gatherings In This Picturesque Setting.

Situated On A Generous Plot, This Home Provides Ample Parking Options For Several Cars, A Motorhome, And More. The Recent Upgrades To The Windows And Doors Ensure Not Only Aesthetic Appeal But Also Energy Efficiency And Security.

The Heart Of The Home Lies In The Stylish Open Plan Kitchen/Diner. Fitted With Integrated Appliances And French Doors That Lead Out To The Garden, This Space Is Perfect For Culinary Enthusiasts And Those Who Love To Dine Al Fresco.



### Location

From The A1027 Turn Onto Honey Way, Take The Fifth Left Onto Honeycomb Avenue & The Property Sits On The Right.

St John The Baptist C Of E Primary School - 5 Minute Walk  
North Shore Academy - 7 Minute Drive Or 26 Minute Walk  
Ragworth Community Centre - 5 Minute Walk  
Dumbarton Avenue Parade Of Shops - 3 Minute Walk  
ALDI, Darlington Ln - 3 Minute Drive Or 10 Minute Walk  
The Centenary, The Glebe - 4 Minute Drive Or 16 Minute Walk

Distance Times As Estimated By Google Maps.

### Entrance Hallway

Leads To Lounge & Ground Floor W/C.

### Ground Floor W/C

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

### Lounge

uPVC Double Glazed Windows x2, Radiator.

### Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Double Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Space For A Washing Machine, Space For Family Dining Table & Chairs, Spotlights, uPVC Double Glazed Window, French Doors To The Rear, Radiator.

### First Floor Landing

Access To Bedrooms, Bathroom & Storage Cupboard.

### Bedroom One

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

### Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

### Bedroom Three

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

### Family Bathroom

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

### Loft Room

Partially Boarded & Insulated.

### Energy Efficiency Rating C

The Full Energy Efficiency Certificate Is Available On Request.

### Property Information

Tenure: Leasehold 973 Years Remaining

Annual Service Charge: £50

Local Authority: Stockton Borough Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: B

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: 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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

