



## 3 Christchurch Drive

, Stockton-On-Tees, TS18 5JZ

Offers in excess of £130,000

THIS PROPERTY IS PERFECT FOR SOMEONE LOOKING FOR A FAMILY HOME IN A MUCH ADMIRER AREA WHICH THEY CAN PUT THEIR OWN STAMP ON - SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN. THE PROPERTY (WHICH WILL BE CLEARED OF FURNITURE AND CHATTELS FOR COMPLETION) OFFERS WELL SIZED ACCOMMODATION THROUGHOUT AND BRIEFLY COMPRISES OF AN ENTRANCE HALL, TWO RECEPTION ROOMS, A KITCHEN AND 3 FIRST FLOOR BEDROOMS AND A FAMILY SHOWER ROOM. HAVING BEEN OWNED BY THE CURRENT FAMILY FOR NUMEROUS DECADES THE PROPERTY HAS BEEN LOVED AND CARED FOR HOWEVER WOULD BENEFIT FROM MODERNISING AND UPGRADING THROUGHOUT THEREFORE ALLOWING ANY INCOMING BUYER TO CREATE A HOME THAT MATCHES THEIR OWN TASTES. THE PROPERTY HAS BLOCK PAVED PARKING TO THE FRONT AND SIDE AND A WONDERFUL SOUTH FACING GARDEN TO THE REAR.

- LENGTHY SOUTH FACING REAR GARDEN
- UPVC DOUBLE GLAZING
- 'BAXI' CENTRAL HEATING BOILER HOUSED WITHIN THE KITCHEN
- CLOSE TO THE 'HOLY TRINITY ROSEHILL C.E' PRIMARY SCHOOL AND THE 'IAN RAMSAY CHURCH OF ENGLAND ACADEMY'
- IDEAL COMMUTER POSITION DUE TO CLOSE PROXIMITY TO THE A66 AND A19 ROADLINKS

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



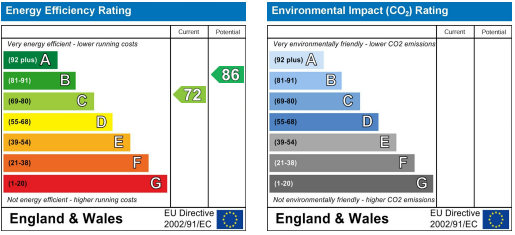
Floor Plan



Area Map



Energy Efficiency Graph



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