



Durham Road, Stockton-On-Tees, TS19 0DT

welcome to

Durham Road, Stockton-On-Tees

Viewing comes recommended on this nicely presented three bedroom house. The property offers gas central heating and a spacious paved and easy maintenance garden with larger than average decking area to the rear.

Entrance Hallway

Entered via uPVC door to front elevation, window to front elevation, under stairs storage cupboard, hardwood flooring, stairs to first floor landing and radiator.

Lounge

11' 10" x 12' 7" into bay (3.61m x 3.84m into bay)
Gas fireplace, TV point, wall lights, carpet flooring and radiator.

Second Reception Room

11' 10" maximum x 14' 10" maximum (3.61m maximum x 4.52m maximum)

Double doors to rear elevation leading to garden, oak flooring, radiator and archway through to kitchen/diner.

Dining Room

5' 7" x 9' 3" (1.70m x 2.82m)
Archway through to kitchen.

Kitchen

18' 4" x 10' 4" (5.59m x 3.15m)
Extractor fan, gas hob, two windows to side elevation, door to side elevation, sink and drainer unit and free standing washing machine and tumble dryer. Integrated appliances include: dishwasher, electric oven, microwave, fridge freezer and larder.





Landing

Airing cupboard with radiator and loft access.

Bedroom One

8' 8" plus bay window x 11' 10" (2.64m plus bay window x 3.61m)

Bay window to front elevation, radiator and TV point.

Bedroom Two

11' 10" x 11' 10" (3.61m x 3.61m)

Window to rear elevation, TV point and radiator.

Bedroom Three

7' 9" x 6' 11" (2.36m x 2.11m)

Presently used as an office room. Window to front elevation and radiator.

Bathroom

Bath with overhead shower, fully tiled, extractor fan, spotlights to ceiling, sink with vanity unit, WC, window to rear elevation and chrome heated towel rail.

Externally

To the front of the property there is off road parking and gated access. To the rear of the property there is a garden with decking area, patio, and storage shed and enclosed via timber fence.



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welcome to

Durham Road, Stockton-On-Tees

- IDEAL FAMILY HOME
- TWO RECEPTION ROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- THREE GENEROUS SIZED BEDROOMS
- REAR GARDEN WITH DECKING AREA!

Tenure: Freehold EPC Rating: E

£155,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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