



**Durham Road, Stockton-On-Tees TS19 0PT**

**welcome to**

## **Durham Road, Stockton-On-Tees**

A well presented three bedroom semi-detached family home situated on the increasingly popular Durham Road. Call us today to arrange a viewing.

### **Agents Note**

This property is Non-Standard Construction; Steel frame work, concrete slabs to the outside

### **Entrance Hall**

Access to hallway, radiator

### **Downstairs Wc**

Low level WC, window to rear, wash hand basin

### **Lounge**

13' 2" x 12' 1" ( 4.01m x 3.68m )  
Window to front, radiator

### **Dining Room**

12' 4" x 11' ( 3.76m x 3.35m )  
Radiator

### **Kitchen**

11' 9" x 9' 7" ( 3.58m x 2.92m )  
Window to rear, range of wall and base units, oven with gas hob and extractor over, sink/drain, radiator, splash back

### **Utility Room**

10' 6" x 8' 2" ( 3.20m x 2.49m )  
Range of wall and base units, access to rear

### **Conservatory**

13' 1" x 10' ( 3.99m x 3.05m )  
UPVC, brick base

### **Bedroom 1**

13' 7" x 12' 2" ( 4.14m x 3.71m )  
2 Windows to front, radiator

### **Bedroom 2**

12' 5" x 10' 5" ( 3.78m x 3.17m )  
Restricted head space, window to rear, radiator,

### **Bedroom 3**

9' 1" x 9' 5" ( 2.77m x 2.87m )  
Window to front, radiator

### **Bathroom**

Low level WC, bath with shower unit, wash hand basin, window to rear, splash back, spotlights, window to side, radiator

### **Loft Space 1**

17' 4" x 8' 3" ( 5.28m x 2.51m )  
Velux window to front

### **Loft Space 2**

17' 5" x 8' 6" ( 5.31m x 2.59m )  
Velux window to rear

### **Rear Garden**

Laid to lawn, brick weave patio, decking, outhouse





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## Durham Road, Stockton-On-Tees

- OFF-STREET PARKING VIA DRIVEWAY AND GARAGE
- CONSERVATORY
- FRONT AND REAR GARDENS
- 2 CONVERTED LOFT SPACES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: D

**£195,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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