

# Chopwell Close, Stockton-On-Tees TS19 8SA



### welcome to

## **Chopwell Close, Stockton-On-Tees**

A well presented three bedroom terraced family home situated in Hardwick, Stockton-On-Tees. ##Invalid Field Name##

#### **Entrance Hall**

Radiator, UPVC door to front, access to first

#### Lounge

13' 1" x 11' 5" ( 3.99m x 3.48m ) Window to front, radiator

#### Kitchen

14' 2" x 9' 8" ( 4.32m x 2.95m ) Range of wall and base units, window to rear, radiator, recess for oven and washer, sink, splash back

#### **Utility Room**

6' 5" x 5' 3" ( 1.96m x 1.60m ) UPVC door to rear, window to rear

**Bedroom 1** 15' 8" max x 11' 5" ( 4.78m max x 3.48m ) Window to front, radiator

**Bedroom 2** 15' 6" x 9' 8" ( 4.72m x 2.95m ) Window to rear, radiator

**Bedroom 3** 11' x 8' 4" ( 3.35m x 2.54m ) Window to front, radiator

**Bathroom** Walk-in shower, wash hand basin, low level WC, towel rail, 2 windows to rear, spotlights

**Externally Front Garden** Driveway, paved area

**Rear Garden** Laid to lawn, patio, shed













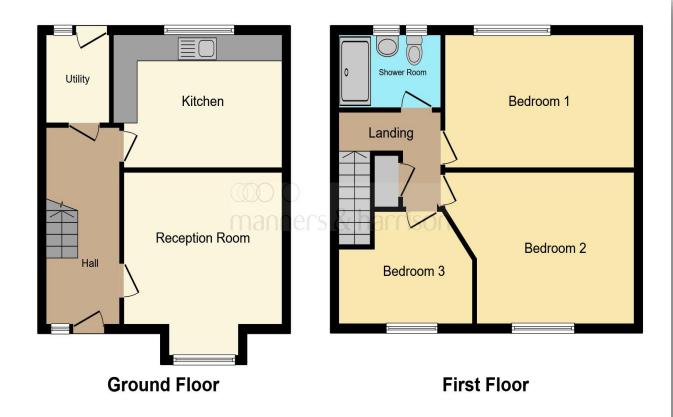
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# **Chopwell Close, Stockton-On-Tees**

- IDEAL FOR FAMILIES
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

# £100,000



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

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Property Ref:

STO113920 - 0002

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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