



6 Mallaig View

Elm Tree, Stockton-On-Tees, TS19 0TW

This mid-terraced three bedroom property is available for sale with NO ONWARD CHAIN. It is situated in a popular residential location in Elm Tree and is within walking distance of reputable schools and provides easy access to local shops, amenities, and bus routes. The spacious accommodation is likely to appeal to a wide range of buyers, including first time buyers, young families and investors.

The property features an open plan lounge and dining room with French doors leading to the rear garden. The kitchen (offered with fridge freezer and cooker) also has patio doors opening to the rear garden and the property includes a convenient inner hall with a storage cupboard. A downstairs wet room adds to the property's practicality.

On the first floor, there are three good-sized bedrooms, all served by a family bathroom with a shower over the bath. The accommodation is heated via a combi gas central heating system, with a new boiler installed in 2023, and all windows are uPVC double glazed.

Externally the property benefits from low maintenance gardens to the front and rear aspects and a brick built storage unit.

£650

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- MID-TERRACED HOUSE
- NO CHAIN
- 3 BEDROOMS
- 2 BATHROOMS (GROUND FLOOR WET ROOM) • FRONT & REAR GARDENS
- NEW BOILER 2023
- POPULAR LOCATION
- LOW MAINTENANCE REAR GARDEN

LOUNGE/DINING ROOM
17'7 x 11'4 (5.36m x 3.45m) 8'6 x 6'7 (2.59m x 2.01m)

KITCHEN
11'5 x 11'5 (3.48m x 3.48m)

WET ROOM
6'9 x 5'10 (2.06m x 1.78m)

LANDING

BEDROOM ONE
14'7 x 9'10 (4.45m x 3.00m)

BEDROOM TWO
11'6 x 10'9 (3.51m x 3.28m)

BEDROOM THREE
8'7 x 7'7 (2.62m x 2.31m)

BATHROOM

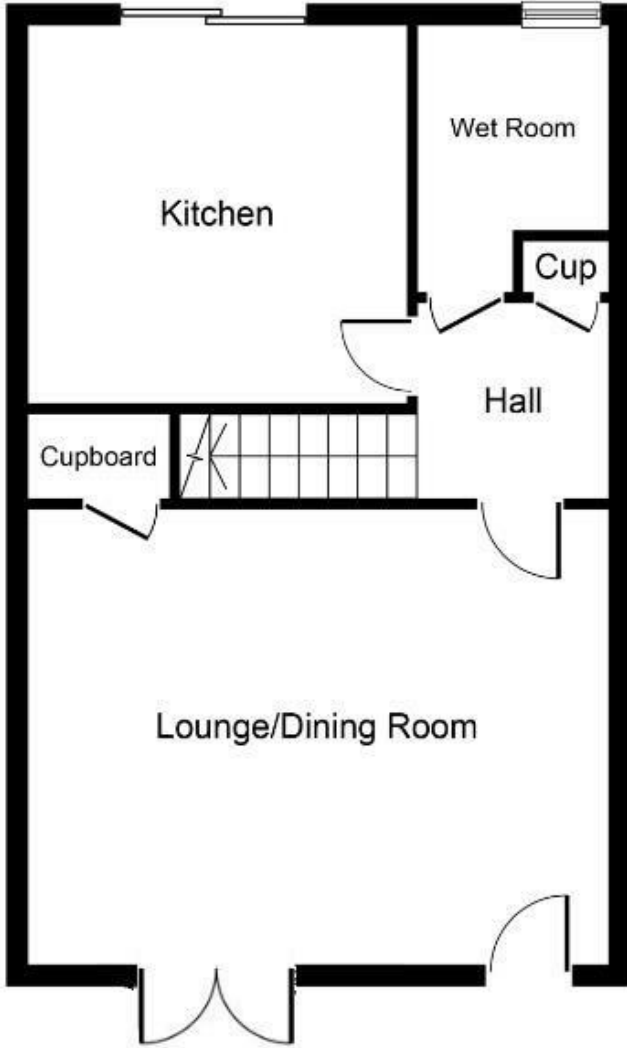


[Directions](#)

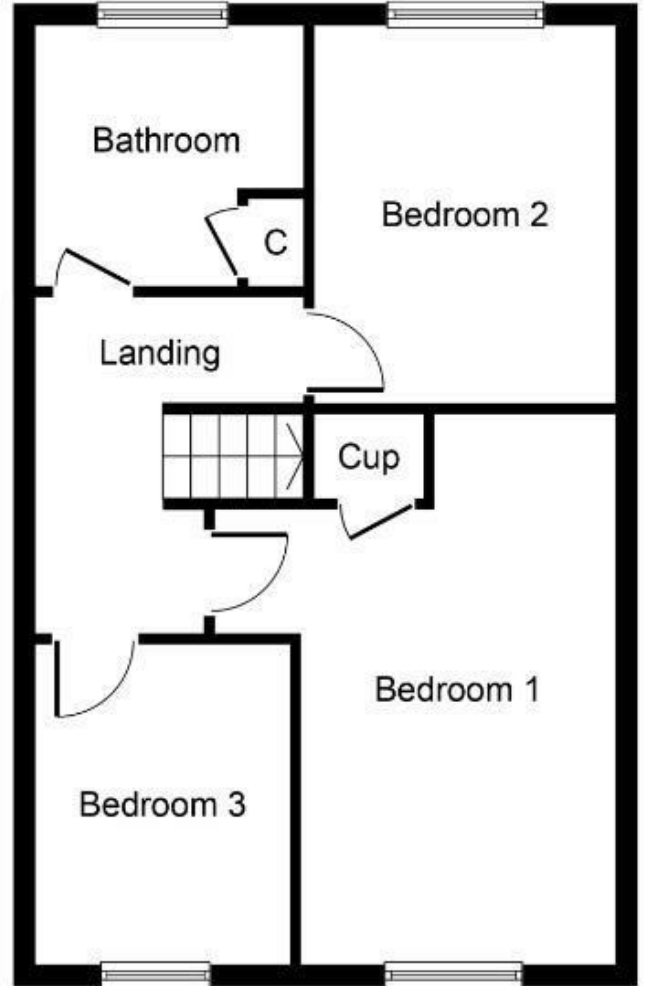




Floor Plan



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	