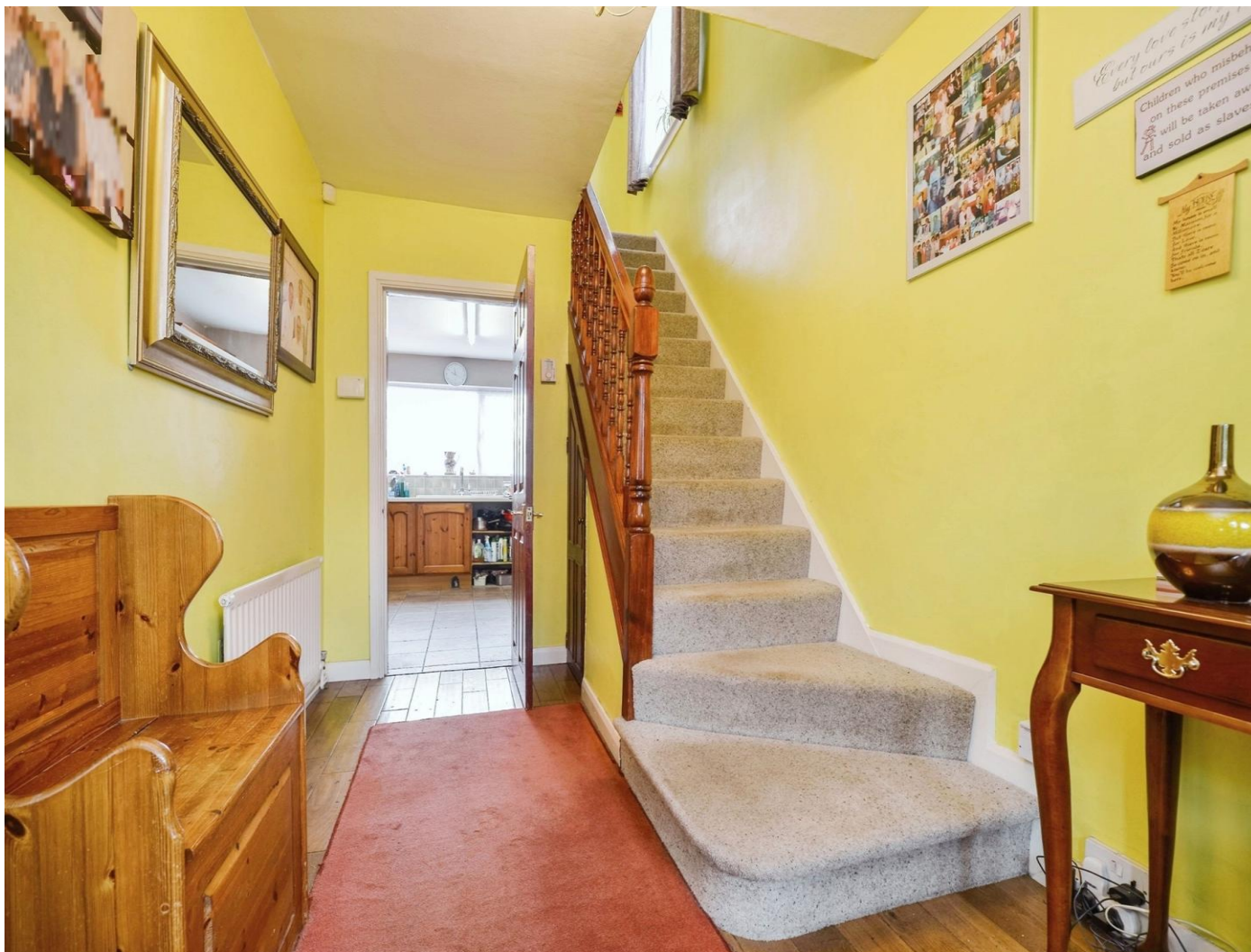




Durham Road, Stockton-On-Tees TS19 0PT

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.

CASH BUYERS ONLY

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

Agents Notes 1:

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

Agents Notes 2

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Durham Road, Stockton-On-Tees

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

Tenure: Freehold EPC Rating: D
Council Tax Band: A

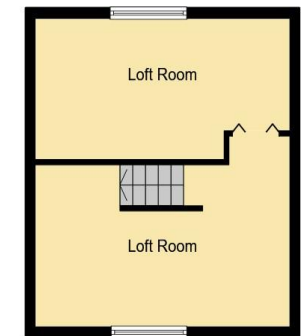
offers over
£180,000



Ground Floor



First Floor



Loft Floor

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:
STO113775 - 0010

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

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