



**Pipistrelle Court, Stockton-On-Tees TS21 3LX**

**welcome to**

## **Pipistrelle Court, Stockton-On-Tees**

Well presented three bedroom townhouse on a modern Stockton-on-Tees estate. Close to amenities, schools and transport. Spacious accommodation over three floors, enclosed rear garden and allocated off-street parking. Early viewing advised.

### **Entrance Hall**

Composit door, radiator, stairs to first floor

WC, radiator, splash back

### **Shower Room**

Low level WC, shower, wash hand basin, splash back

### **Front Garden**

Facing green, small garden to front

### **Lounge**

13' x 9' ( 3.96m x 2.74m )

Two windows to front, radiator, juliet balcony

### **Rear Garden**

Artificial lawn, step up garden, shed, timber fence, patio

### **Study**

9' 1" max x 8' 1" ( 2.77m max x 2.46m )

Window to front, radiator

### **Kitchen**

13' max x 12' ( 3.96m max x 3.66m )

Window to rear, oven with gas hob and extractor fan, range of wall and base units, space for fridge freezer, radiator, splash back, access to cupboard under stairs

### **Bedroom 1**

13' x 10' max ( 3.96m x 3.05m max )

Two windows to front, radiator

### **Bedroom 2**

13' max x 9' max ( 3.96m max x 2.74m max )

Two windows to rear, radiator

### **En Suite**

Shower, low level WC, wash hand basin, radiator,

splash back

### **Bedroom 3**

13' max x 9' ( 3.96m max x 2.74m )

Two windows to rear, radiator

### **Bathroom**

Bath with shower unit, wash hand basin, low level





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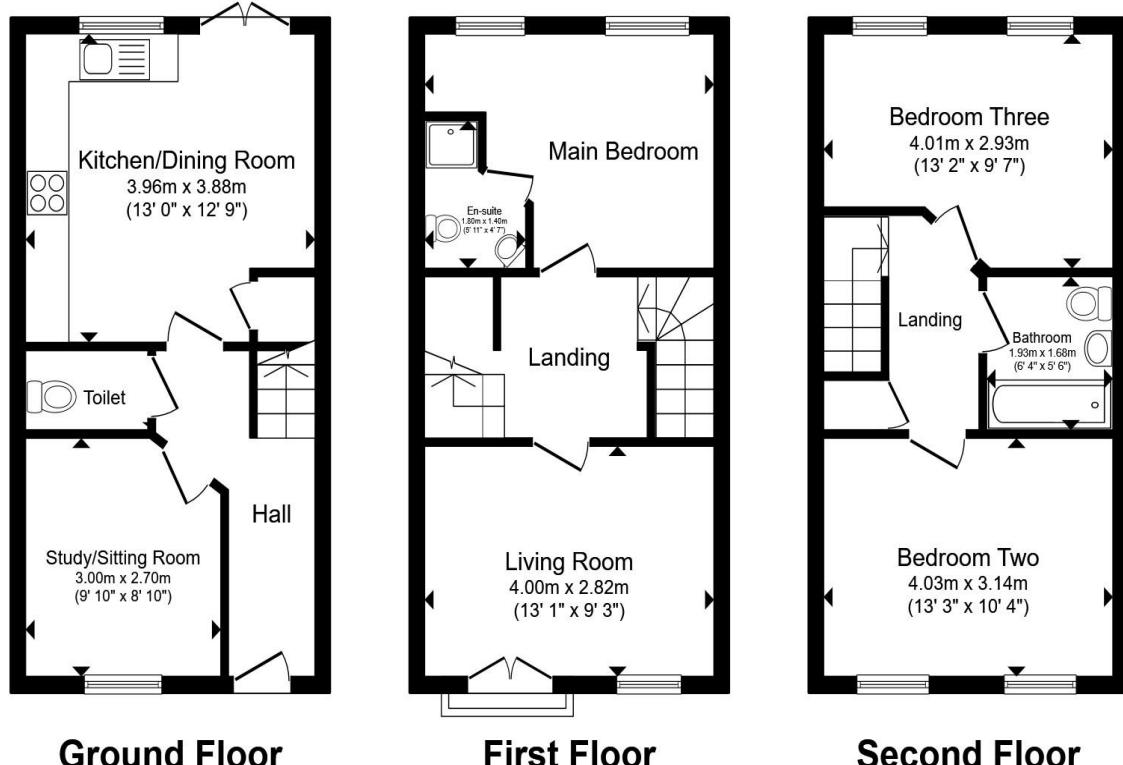
## Pipistrelle Court, Stockton-On-Tees

- BEDROOM WITH EN SUITE
- REAR GARDEN
- TWO RECEPTION ROOMS
- TOWN HOUSE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£155,000**



Total floor area 97.0 m<sup>2</sup> (1,044 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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