



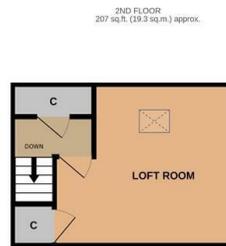
G.R.
Estates
unlock your happiness



6 Osborne Road, Stockton-On-Tees, TS18 4DJ

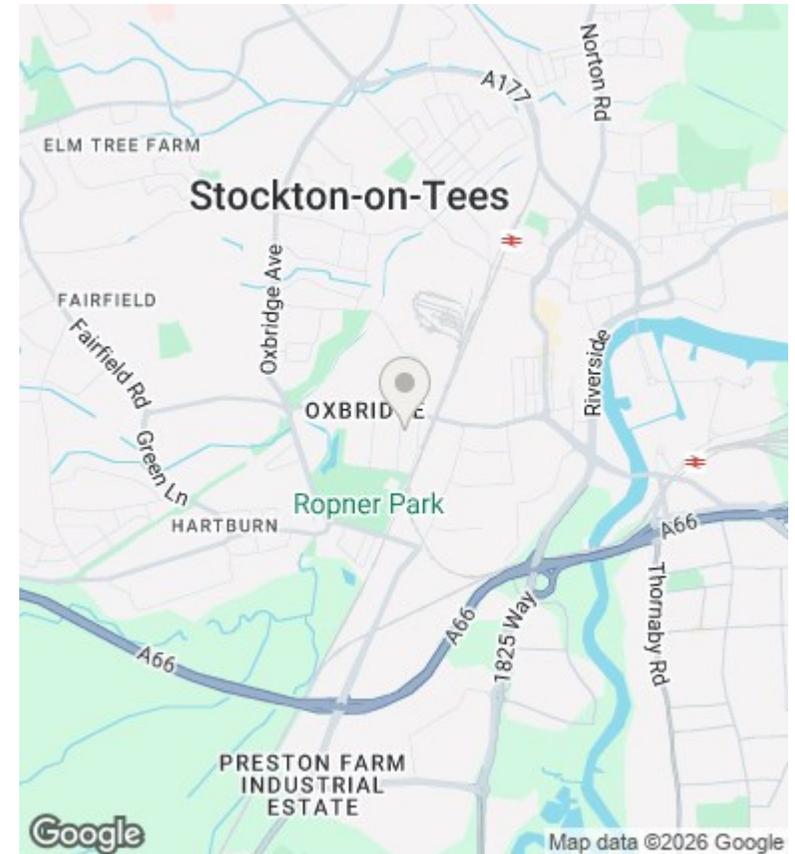
£139,950

- **Spacious Layout:** Larger-than-expected with 3 bedrooms, a separate lounge, and open-plan dining and sitting areas, perfect for modern family living
- **Secure Parking:** Large rear garage providing off-street parking or additional storage options
- **Extended Kitchen:** Stylish and functional, offering plenty of space for cooking and entertaining
- **Prime Location:** Just 50 yards from the top-rated Oxbridge Lane Primary School, ideal for families with young children
- **Convenience:** Includes a handy ground-floor W/C and a fixed staircase leading to a versatile loft room (planning permission required)
- **Close to Amenities:** Only 1 mile from Stockton High Street, offering easy access to shops, dining, and entertainment



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

A

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	