



42 Cotherstone Road, Stockton-on-Tees
£125,000



Michael Poole
SALES · LETTINGS · AUCTIONS





42 Cotherstone Road

Stockton-On-Tees

Sun-filled living spaces, a stylish kitchen with granite tops and a generous private garden with patio, decking and summerhouse combine to create the perfect first family home.

- Three-bedroom semi-detached home with
- Three-bedroom semi-detached home with 'No onward chain'
- Contemporary kitchen with granite worktops and integrated appliances
- Spacious living room opening into a bright garden room
- Modern family bathroom
- Private enclosed rear garden with patio, decking and summerhouse
- Side driveway providing off-road parking
- Ideal first family home in a popular residential location



GROUND FLOOR

Entrance Hall

Composite entrance door to entrance hall with double glazed window to the front aspect, single radiator, laminate flooring, cupboard under stairs and large cloak cupboard with window to the side aspect.

Living Room

11' 2" x 14' 5" (3.40m x 4.40m)

(max) With single radiator and French doors to garden room.

Garden Room

12' 4" x 10' 7" (3.76m x 3.23m)

3.76m (max) x 3.23m including dwarf wall With double glazed windows and French doors to the rear garden, laminate flooring, two twin radiators and wall mounted plasma style electric fire.

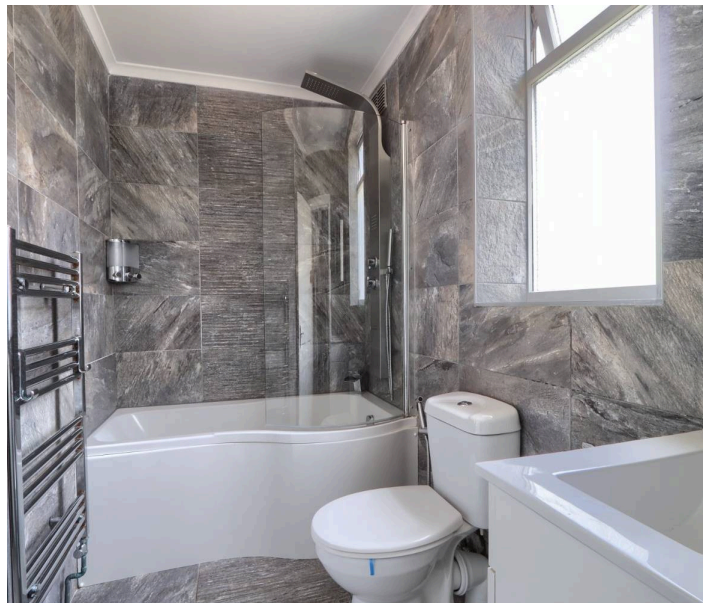
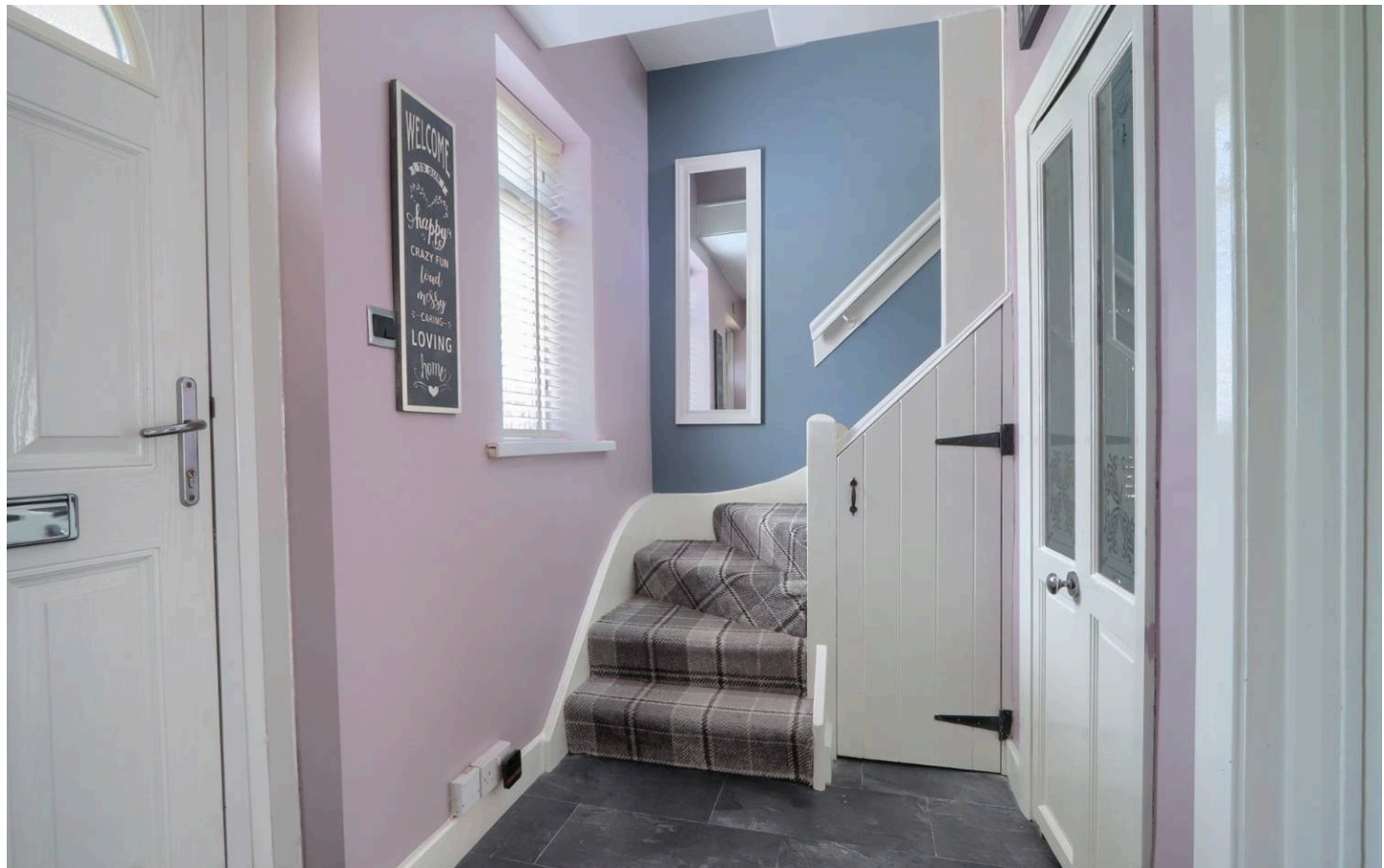
Kitchen

11' 7" x 5' 8" (3.53m x 1.73m)

With double glazed window to the side aspect. Modern white fitted kitchen with complementary granite worktops incorporating a one and a half bowl sink unit with routed drainer and mixer tap, space for range cooker with stainless steel splashback and overhead hood, integrated fridge freezer, integrated dishwasher, integrated washing machine and tiled floor.

Bathroom

With double glazed window to the front aspect, P' shaped bath with shower over and waterfall style mixer tap, chrome heated towel rail, low level WC, vanity unit, tiled walls and floor and extractor fan.



FIRST FLOOR

Landing

FIRST FLOOR

Landing

With double glazed window to the side aspect, single radiator and loft access.

Bedroom One

14' 7" x 9' 0" (4.45m x 2.74m)

(max) With double glazed window to the front aspect, single radiator and large built-in cupboard over stairs.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.80m)

(max) With double glazed window to the front aspect, single radiator, laminate flooring and airing cupboard housing the combi boiler.

Bedroom Three

8' 0" x 6' 9" (2.44m x 2.06m)

With double glazed window to the rear aspect and single radiator.

EXTERNALLY

Gardens & Parking

Externally there is a front garden with side drive for off road parking and to the rear there is a good size, private and enclosed garden with lawn, patio, decking areas and summerhouse.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

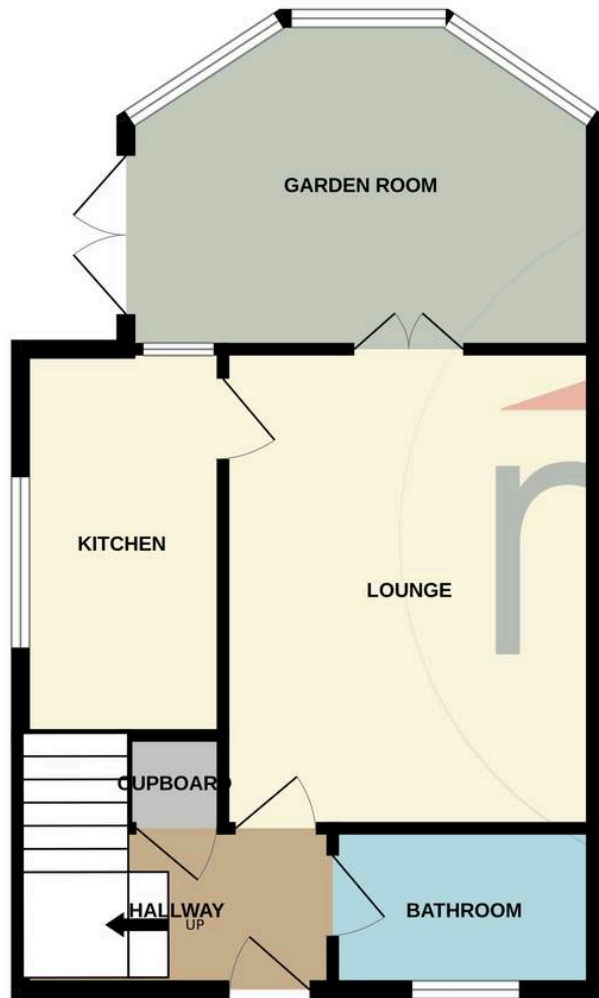




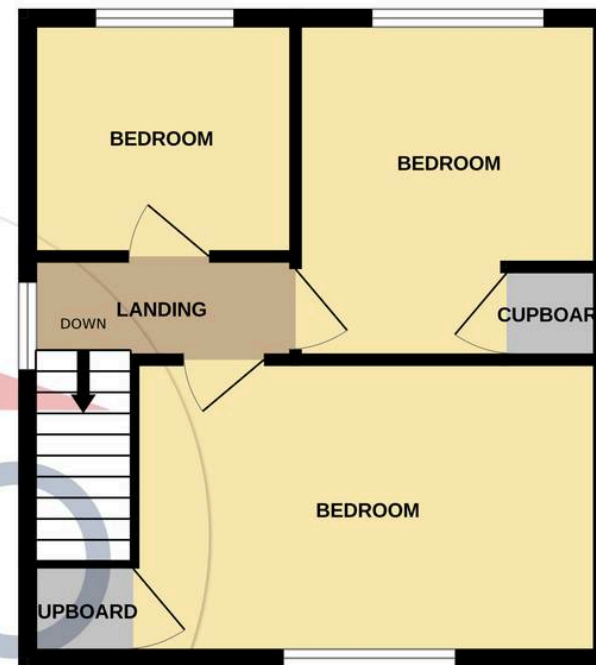
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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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