



49 Keithlands Avenue, Stockton-on-Tees
£125,000





49 Keithlands Avenue

Stockton-On-Tees

A traditional three-bedroom home with off-road parking, a private rear garden and plenty of scope to create a home that truly reflects your own style.

- Three-bedroom traditional family home
- Bay-fronted living room with feature fireplace
- Separate dining room overlooking the rear garden
- Generous 16'7" fitted kitchen with garden access
- Three well-proportioned bedrooms
- Fitted or built-in storage to all bedrooms
- First-floor wet room with useful linen cupboard
- Private and enclosed rear garden
- No Onward Chain Walking distance to Norton High Street and duck pond

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Set within an established residential area, this well-proportioned property offers a practical layout that works perfectly for everyday family life. From quiet evenings in the bay-fronted living room to family meals in the separate dining room, the accommodation provides comfortable, clearly defined spaces with the potential to modernise and enhance over time.

The entrance hall leads into a welcoming living room featuring a front bay window and an Adam-style fireplace with gas fire, creating a natural focal point for cosy evenings at home. To the rear, the separate dining room overlooks the garden and offers an inviting setting for family dinners, entertaining or even a dedicated home-working space.

The extended kitchen provides a generous run of fitted units, space for everyday appliances and direct access into the rear garden—ideal for summer dining, children playing outside or simply enjoying a little peace and privacy.

Upstairs are three bedrooms, with fitted or built-in storage to each, alongside a wet room with shower enclosure and useful linen cupboard. The flexible bedroom arrangement makes the property equally suitable for a young family, first-time buyer, downsizer or anyone needing space to work from home.

Outside, the private enclosed rear garden offers lawn, established planting and space for seating, while off-road parking is available to the front for one vehicle. The property is freehold, benefits from gas central heating and falls within Council Tax Band A.

Offered at **£125,000**, this is a home with genuine potential—comfortable as it stands, yet ready for a new owner to update, personalise and enjoy for years to come.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

Entrance Hall

Double entrance door with sidelight to entrance hall with twin radiator and cupboard under stairs.

Living Room 12' 6" x 10' 8" (3.81m x 3.25m)

into bay With double glazed bay window to the front aspect, single radiator and Adam style fireplace with gas fire and marble back and hearth.

Dining Room 10' 7" x 10' 8" (3.23m x 3.25m)

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

Kitchen 16' 7" x 5' 5" (5.06m x 1.65m)

With double glazed window to the rear aspect and door to the rear garden. Wall, drawer and floor units with complementary worktops incorporating a stainless steel sink and drainer unit, plumbing for washing machine, gas point for cooker, space for under counter fridge and freezer and single radiator.

FIRST FLOOR

Landing

With loft access.

Bedroom One 10' 8" x 8' 9" (3.25m x 2.67m)

Measured to front of wardrobes. With double glazed window to the rear aspect, single radiator and fitted wardrobes.

Bedroom Two 10' 0" x 9' 7" (3.05m x 2.92m)

With double glazed window to the front aspect, twin radiator and built-in cupboards to alcoves.

Bedroom Three 9' 3" x 6' 4" (2.82m x 1.93m)

With double glazed window to the front aspect, single radiator and built-in wardrobe.



Wet Room

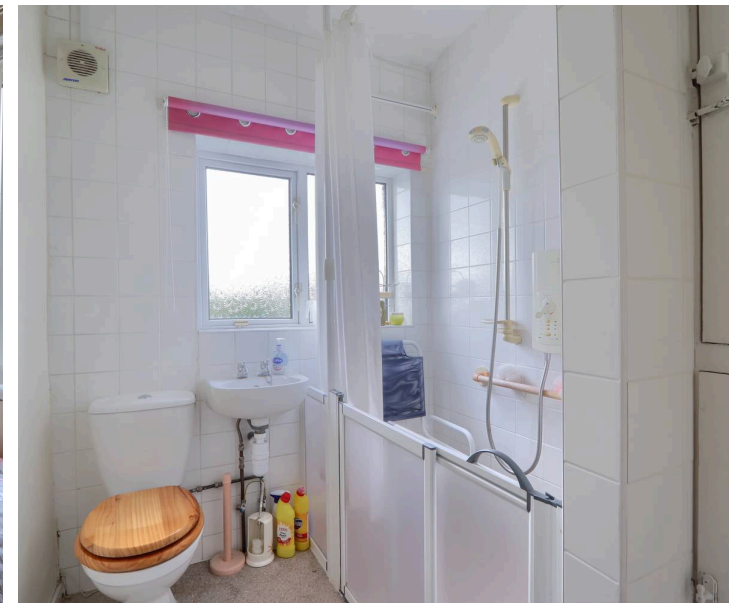
With double glazed window to the rear aspect, low level WC, wash hand basin, shower enclosure, single radiator and linen cupboard.

Buyers Identification Check(s)

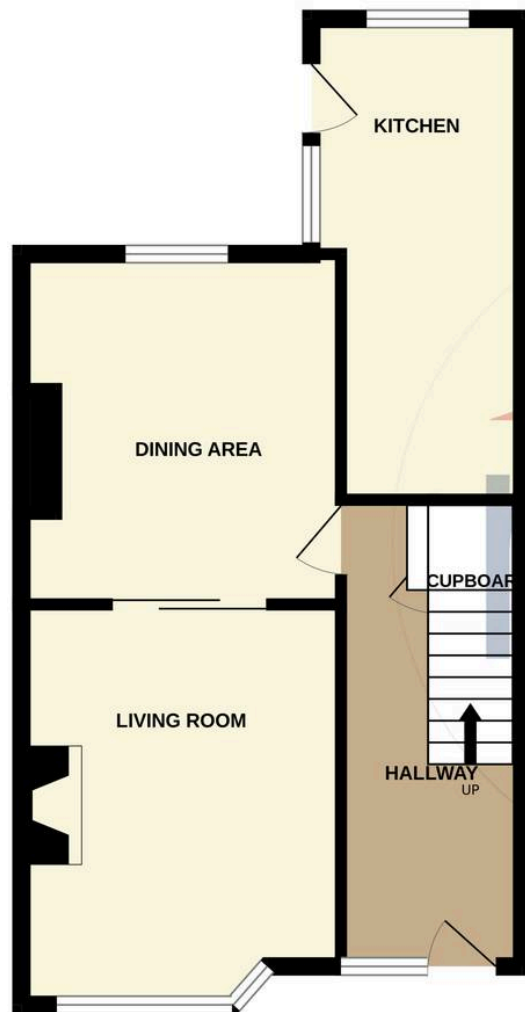
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.

AGENTS REF:

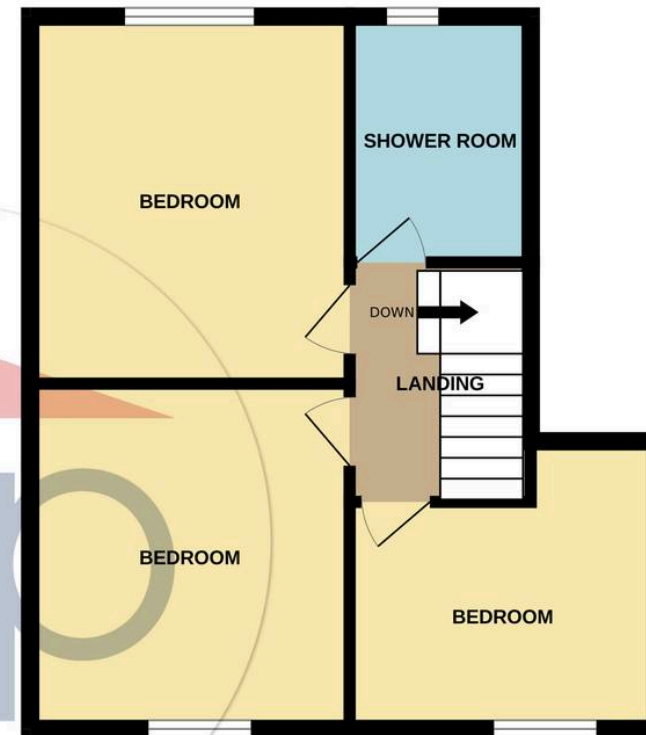
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GROUND FLOOR



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	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Michael Poole

Michael Poole Estate Agent, 17-18 High Street – TS18 1SP

01642355000

stockton@michaelpoole.co.uk

michaelpoole.co.uk/