



Water Avens Way, Stockton-On-Tees, TS18 3UN

A spacious three storey mid-terraced townhouse, offered with no onward chain and presenting an excellent opportunity for first time buyers, families or investors. Now ready for a new owner, the property offers generous proportions, flexible room use and strong long term potential in a well connected riverside setting.

The ground floor includes an entrance hall, a versatile room to the front that works well as a dining room, snug or even an additional bedroom, a cloakroom/WC, and a kitchen/dining room to the rear with integrated appliances and French doors opening onto the garden.

On the first floor, the landing leads to a spacious double bedroom with two fitted wardrobes and a bright lounge featuring twin Juliet balconies that frame the river views.

The top floor hosts an impressive master bedroom with fitted wardrobes, open views and an en-suite shower room, along with a further bedroom with fitted wardrobes and a family bathroom.

Externally, the home benefits from rear access to a driveway and a detached garage, while the garden provides a low maintenance mix of a small patio and artificial lawn. With gas central heating, double glazing and excellent access to local transport links, this is a home that combines space, views and versatility, offering the chance to create a stylish and comfortable base in a great location.

Offers In The Region Of £170,000



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HALLWAY

KITCHEN/DINING ROOM
12'8" x 12'3" (3.86m x 3.73m)

STUDY
9' x 8'4" (2.74m x 2.54m)

DOWNSTAIRS WC
4'6" x 4'4" (1.37m x 1.32m)

LANDING

LOUNGE
12'8" x 10'5" (3.86m x 3.18m)

BEDROOM TWO
10'7" x 9'4" (3.23m x 2.84m)

LANDING

BEDROOM ONE
10'10" x 10'5" (3.30m x 3.18m)

ENSUITE
6'1" x 4'9" (1.85m x 1.45m)

BEDROOM THREE
9'9" x 6' (2.97m x 1.83m)

BATHROOM
6'4" x 5'3" (1.93m x 1.60m)

AML PROCEDURE

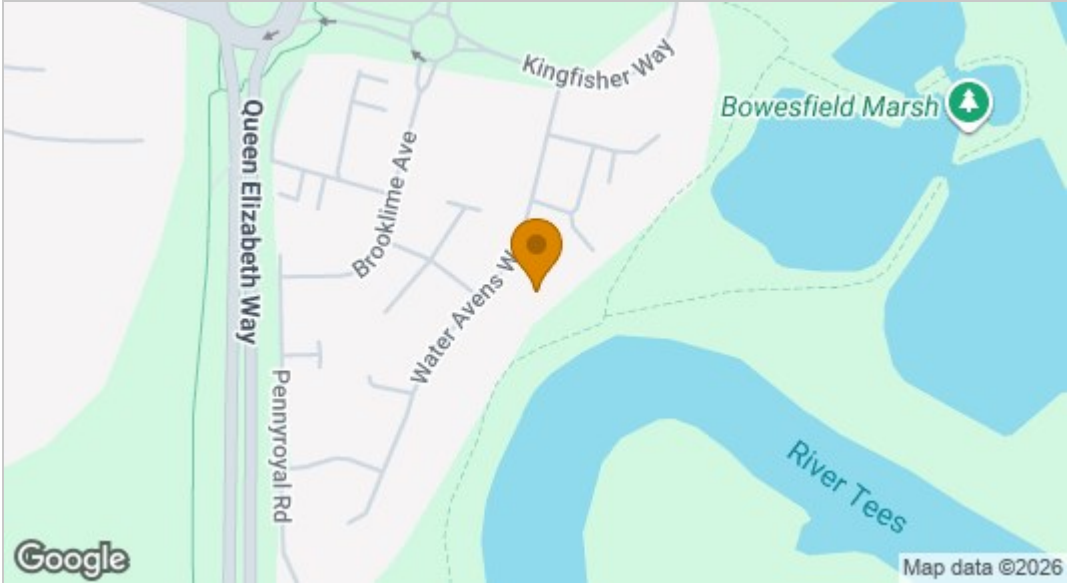
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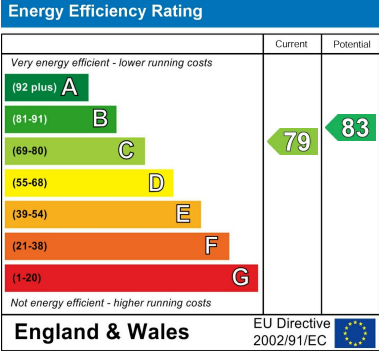




Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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