



**Belmont Avenue, Stockton-On-Tees TS19 0DX**

**welcome to**

## **Belmont Avenue, Stockton-On-Tees**

This attractive mid-terrace home combines charm and practicality, with generous living space, two well-proportioned bedrooms, private parking and a garden that's ideal for both relaxing and entertaining

### **Entrance Hall**

UPVC door to front, radiator, stairs to first floor

### **Lounge**

15' max x 11' 2" max ( 4.57m max x 3.40m max )  
Bay window to front, feature electric fireplace,  
radiator

### **Kitchen**

15' max x 11' max ( 4.57m max x 3.35m max )  
Window to rear, oven with gas hob and extractor  
fan, wash hand basin, washing machine, unit  
housing boiler, range of wall and base units,  
radiator, access to cupboard under stairs, UPVC  
door to rear

### **Landing**

Loft access, radiator

### **Bedroom 1**

17' max x 11' 2" ( 5.18m max x 3.40m )  
Window to front, radiator, mirrored wardrobes

### **Bedroom 2**

10' 1" x 10' ( 3.07m x 3.05m )  
Window to rear, radiator

### **Bathroom**

Tiled splash back, frosted glass window to rear, low  
level WC, wash hand basin, bath with shower unit,  
radiator, extractor fan

### **Front Garden**

Driveway for two vehicles

### **Rear Garden**

Enclosed by timber fence, laid to lawn, patio area,  
birch outbuilding, shed





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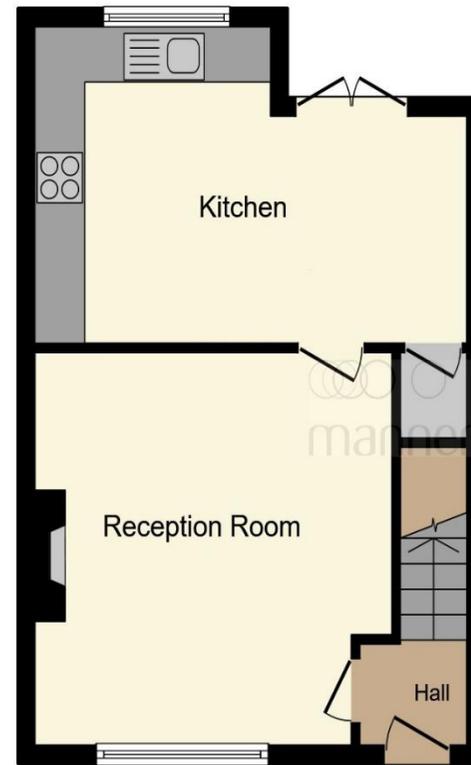
## Belmont Avenue, Stockton-On-Tees

- FEATURE FIREPLACE
- TWO SPACIOUS BEDROOMS
- DRIVEWAY FOR TWO VEHICLES
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers over

**£100,000**



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

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