



## 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  
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



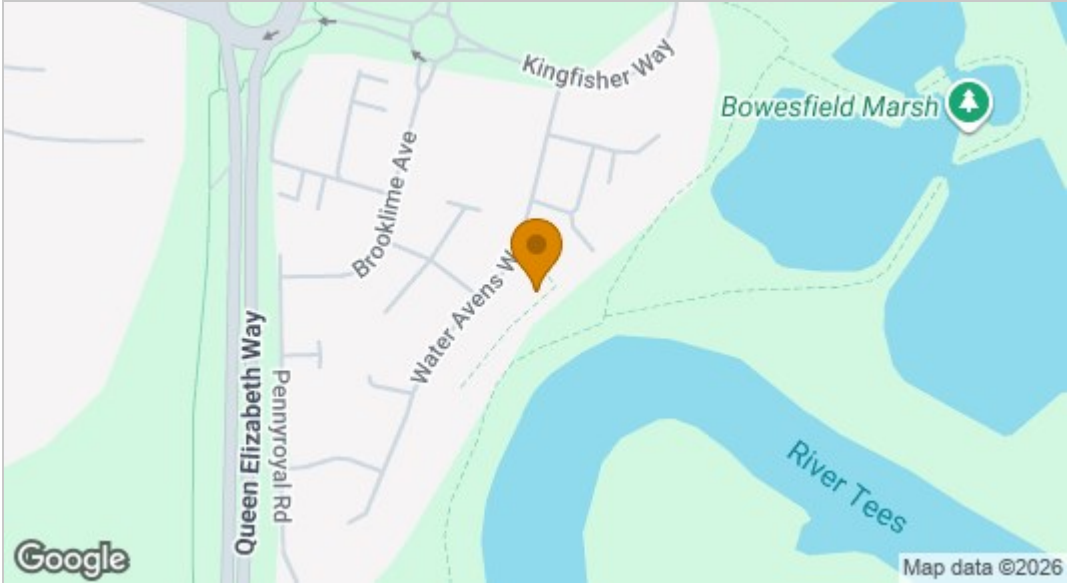




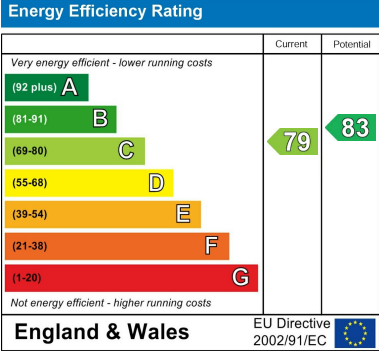




Map



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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