



35 Mowbray Road, Stockton-On-Tees

Offers Over **£114,995**





35 Mowbray Road

Stockton-On-Tees

Walk to Norton High Street, enjoy sunny evenings in the private west-facing garden and move straight into this chain-free three-bedroom home with a new kitchen.

- No Onward Chain
- Walking distance to Norton High Street and duck pond
- Newly fitted contemporary kitchen
- Spacious bay-fronted living room
- Conservatory overlooking the garden
- Three bedrooms, first floor bathroom and ground floor WC
- Ideal first home or investment purchase
- Private west-facing rear garden with leafy backdrop

35 Mowbray Road

Stockton-On-Tees

Picture yourself starting the day with a stroll into the heart of Norton High Street for fresh coffee, brunch or a catch-up with friends before wandering home to enjoy the afternoon sunshine in your own private, west-facing garden. This is a home that offers not only comfort, but a lifestyle centred around one of the area

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hall

Living Room

15' 1" x 12' 3" (4.60m x 3.73m)

Kitchen

15' 2" x 7' 3" (4.62m x 2.21m)

Conservatory

8' 3" x 7' 10" (2.51m x 2.39m)

Cloakroom/WC

FIRST FLOOR

Landing

Bedroom One

14' 3" x 9' 10" (4.34m x 3.00m)

Bedroom Two

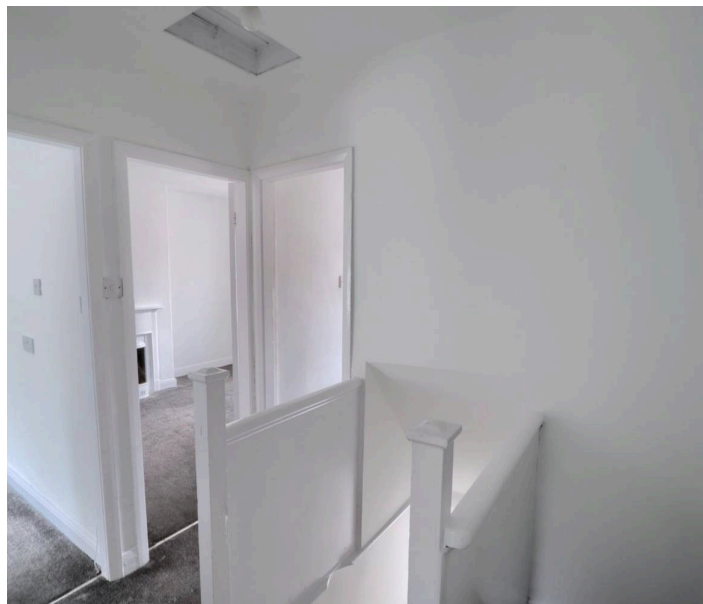
9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom Three

6' 11" x 5' 3" (2.11m x 1.60m)

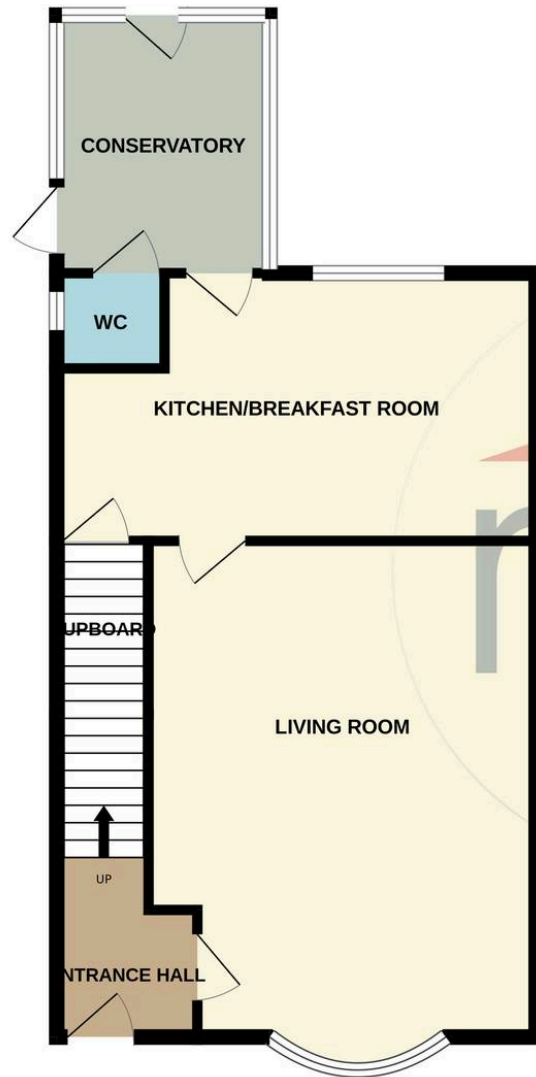
Buyers Identification Check(s)

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.





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	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

Michael Poole

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