

ETON ROAD, OXBRIDGE, STOCKTON-ON-TEES, TS18 4DL



- ▲ Charming and characterful Victorian terraced house
- ▲ Three bedrooms
- ▲ Located in a sought-after neighbourhood near Ropner Park
- ▲ Perfect blend of traditional charm and modern comforts
- ▲ Spacious layout featuring bright and airy living room, well-appointed kitchen with ample storage and dining area, ideal for hosting family and friends

- ▲ Three generously sized bedrooms for peaceful retreats
- ▲ Walled garden perfect for relaxing or entertaining outdoors
- ▲ Conveniently situated near local amenities, schools, and transport links
- ▲ Fantastic opportunity for a comfortable and stylish home in a desirable location
- ▲ Don't miss the chance to make this delightful property your own!

£130,000

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Charming and characterful Victorian terraced house boasting three bedrooms, located in a sought-after neighbourhood close to Ropner Park. This inviting property offers a perfect blend of traditional charm and modern comforts. The spacious layout includes a bright and airy living room, a well-appointed kitchen with ample storage space, and a dining area perfect for hosting family and friends. Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat at the end of the day. Outside, the property features a walled garden, ideal for relaxing or entertaining outdoors. Conveniently situated close to local amenities, schools, and transport links and Ropner Park this property presents a fantastic opportunity for those seeking a comfortable and stylish home in a desirable location. Don't miss out on the chance to make this delightful property your own.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with sidelights and top light to entrance hall with staircase to the first floor, cupboard under stairs, twin radiator and laminate flooring.



TO VIEW: Tel: 01642 355000

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LOUNGE - 4.24m x 3.76m (max) (13'11" x 12'4" (max))

With large double glazed bay window to the front aspect, twin radiator and modern fireplace with electric fire and matching back and hearth.

KITCHEN DINER - 5.56m x 3.63m (max) (18'3" x 11'11" (max))

With two double glazed windows to the rear aspect, double glazed door to the rear garden and twin radiator. Modern fitted kitchen with complementary worktops incorporating a stainless steel sink and drainer unit, plumbing for washing machine, space for wine cooler, gas hob with overhead hood, high level electric oven, storage alcove and double glazed window to the rear aspect.



FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 4.24m x 3.76m (max) (13'11" x 12'4" (max))

With large double glazed bay window to the front aspect, built-in cupboard, radiator and laminate flooring.

BEDROOM TWO - 3.63m x 3.43m (11'11" x 11'3")

With double glazed window to the rear aspect, single radiator, laminate flooring, built-in cupboard and inglenook style fireplace with tiled hearth.

BEDROOM THREE - 2.51m x 1.83m (8'3" x 6')

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

BATHROOM - With double glazed window to the rear aspect, side panelled bath, pedestal wash hand basin and low level WC.

EXTERNALLY

GARDENS - Externally there is a forecourt front garden and to the rear there is an enclosed walled garden with pergola and store.

AGENTS REF: - LJ/LS/STO250645/30102025

Council Tax Band: A **Tenure:** Freehold

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GROUND FLOOR

1ST FLOOR



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