GowlandWhite

# Horden Burn Close, Stockton-On-Tees, TS18 2FF

Located in a cul de sac, this three storey mid terrace townhouse offers generous living space ideal for a first time buyer.

The ground floor begins with a welcoming porch that leads into a comfortable lounge, finished with stylish panelling that adds a contemporary touch. A handy cloakroom/WC sits just off the inner hallway. To the rear, the kitchen and dining room is fitted with modern units and integrated appliances including an oven, gas hob, dishwasher and washing machine. French doors open straight out to the garden. The property is gas centrally heated and double glazed throughout, ensuring comfort all year round. Parking is available to the rear.

On the first floor, two bedrooms sit alongside the family bathroom, offering flexibility for children, guests or a home office. The entire top floor is dedicated to a master suite, with its own en suite shower room and ample room.

Outside, the rear garden features a patio and lawn, providing a simple, practical space to enjoy the outdoors, while back gate to access the rear parking adds convenience.

The location is a real advantage. A wide choice of shops, amenities and leisure facilities are all within easy reach. Those who enjoy the outdoors will appreciate the proximity to the Tees Barrage White Water Centre, riverside walks and extensive cycle routes stretching towards Middlesbrough and beyond. Families benefit from access to local schools, and commuters will find the A19 close by for straightforward travel across the region. A well designed home in a well connected setting.

£150,000

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HALLWAY

LOUNGE
14'8" x 11'10" (4.47m x 3.61m)

KITCHEN/DINING ROOM
11'9" x 8'8" (3.58m x 2.64m)

DOWNSTAIRS WC
4'5" x 3'8" ( 1.35m x 1.12m)

LANDING

BEDROOM TWO
12' x 11'10" (3.66m x 3.61m )

BEDROOM THREE
11'10" x 7'8" (3.61m x 2.34m)

BATHROOM
7'5" x 5'7" (2.26m x 1.70m)

LANDING

BEDROOM ONE
17'1" x 8'4" (5.21m x 2.54m)

ENSUITE
11'1" x 4'7" (3.38m x 1.40m)

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.

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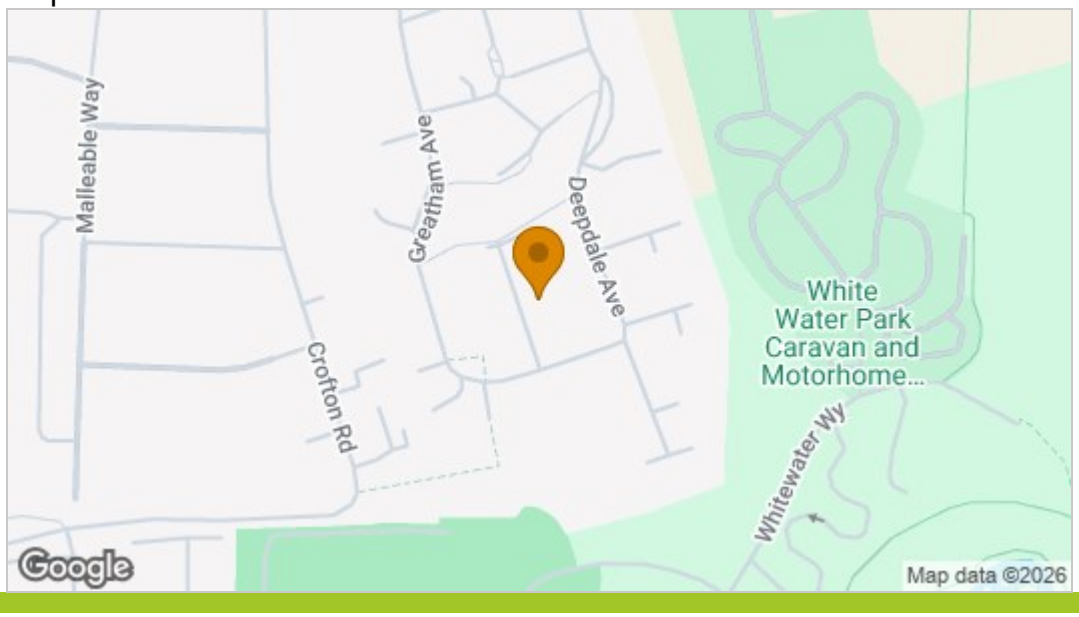
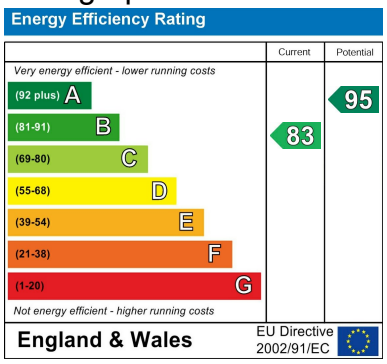
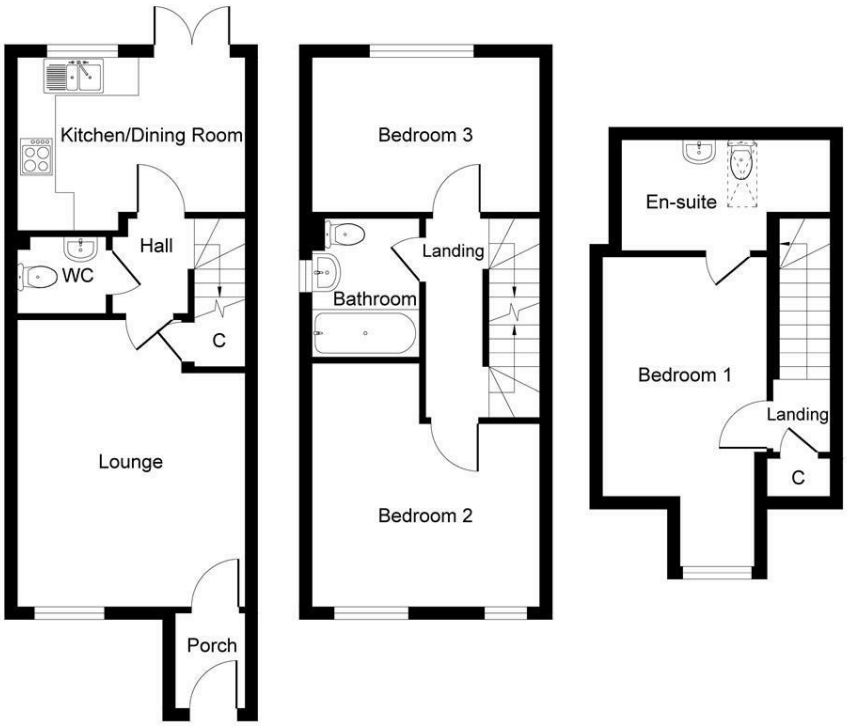
## Map




## EPC graph




## Floor Plan




Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

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

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