



7 Rigel Road

, Stockton-On-Tees, TS18 3XA

£162,500



Igomove are pleased to present this beautifully presented three-bedroom terraced home situated on the popular Queensgate development by Bellway Homes in Stockton-on-Tees. Offering contemporary accommodation arranged over two floors, this stylish property benefits from a modern kitchen/diner, spacious lounge, master bedroom with en-suite facilities, private rear garden and allocated parking, making it an ideal purchase for first-time buyers, young families or investors alike.



Upon entering the property, a welcoming hallway provides access to the ground floor accommodation and features a convenient cloakroom/WC. The spacious lounge measures approximately 15'11" x 15'0" and offers an excellent reception space for relaxing and entertaining, with ample room for a variety of furnishings and a pleasant outlook to the front elevation. To the rear of the property is a modern kitchen/dining room measuring approximately 15'0" x 9'8". Fitted with a range of contemporary wall and base units, integrated cooking appliances and generous worktop space, the kitchen is perfectly suited to modern living. French doors open directly onto the enclosed rear garden, creating an ideal indoor-outdoor entertaining space.

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom measures approximately 11'1" x 9'8" and benefits from its own en-suite shower room, offering privacy and convenience. Bedroom two is a well-proportioned double room measuring 9'11" x 8'4", whilst bedroom three provides versatile accommodation suitable for a nursery, dressing room, home office or child's bedroom. Completing the first floor is the family bathroom, fitted with a contemporary white suite comprising bath, wash basin and WC.

Externally, the property enjoys allocated off-street parking to the front. To the rear is a fully enclosed garden featuring paved seating areas, lawn and useful storage shed, providing an ideal outdoor space for relaxing and entertaining. Located within a modern residential development, the property enjoys excellent access to local amenities, schools, commuter routes and Stockton town centre, making it a fantastic opportunity for a range of buyers. Make this home your own and book your viewing today. Igomove are open 7 days a week.

Property Particulars:

This is a shared ownership property. However, it is possible to sell the leaseholders 27% share and the remaining 73% owned by Home Group to achieve a 100% outright sale. This is known as resale and simultaneous staircasing.

The Freehold can be purchased for £150.00 + VAT

Monthly Charges:

If the freehold is not purchased, the property remains as leasehold, and the following charges are payable

Insurance: £25.79

The above charges are reviewed annually on 1st April.

If the freehold is purchased there are no monthly charges to pay to Hime Group.

Buyer costs due to Home Group on completion if property remains leasehold:

Notice of Assignment: £75.00 + VAT

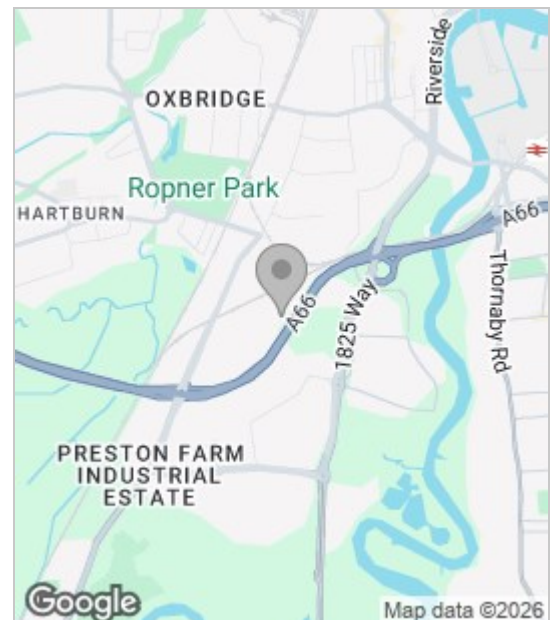
Notice of Mortgage: £75.00 + VAT

Buyer costs due to Home Group on completion if Freehold is purchased:

Notice of Assignment: £75.00 + VAT

Deed of Covenant: £175.00 + VAT

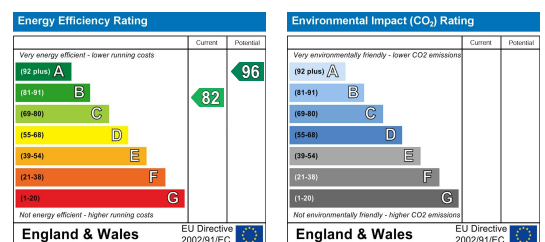
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.