

# Harper & Co

Estate Agents Ltd

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## South Street

Stillington, Stockton-On-Tees, TS21 1JN

Situated Within The Highly Sought-After Village Of Stillington, This Generous Three Bedroom Home Enjoys Breathtaking Open Views Across Endless Fields, Providing Both A Peaceful Setting And An Excellent Level Of Privacy. Offering A Fantastic Opportunity For First Time Buyers Or Investors Alike, The Property Is Immaculately Presented Yet Still Offers Scope To Put Your Own Stamp On It.

**£100,000**

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- Sought After Village Location With Stunning Open Field Views & High Levels Of Privacy
- Two Well Proportioned Reception Rooms Great For Families & Gatherings
- Spacious & Welcoming Entrance Hallway
- Immaculately Presented & Ready To Move Into
- Perfect First Time Purchase Or Investment Opportunity
- Good Size Kitchen With Separate Utility Area
- Large First Floor Landing Providing Excellent Circulation Space
- Generous Three Bedroom Property With Spacious Layout
- Ground Floor Bathroom For Added Convenience
- Low Maintenance Rear Yard With Rear Gated Access

## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice

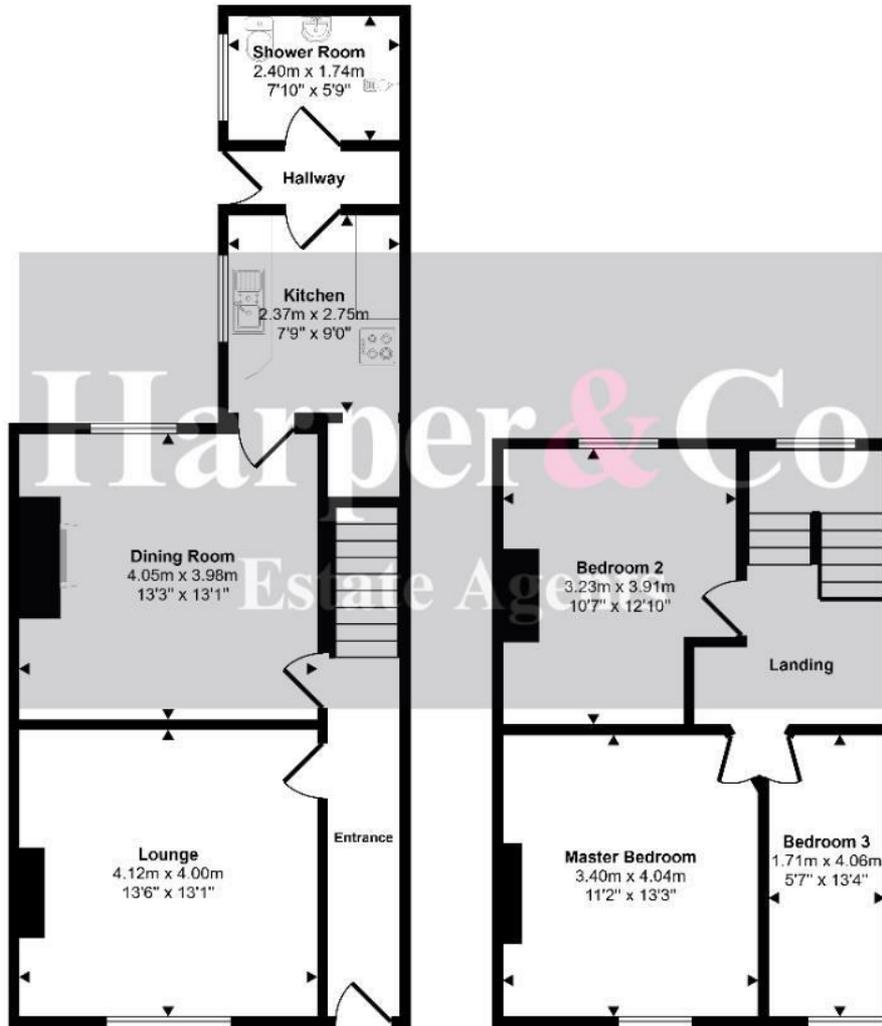


## Directions



# Floor Plan

Approx Gross Internal Area  
99 sq m / 1071 sq ft



**Ground Floor**  
Approx 57 sq m / 612 sq ft

**First Floor**  
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>64</b>	<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>78</b>