GowlandWhite

Port Sunlight Grove, Hardwick, Stockton-On-Tees, TS19 8LE

An end-terraced home offered for sale with no onward chain, this property is an ideal first purchase or investment, positioned within easy reach of local shops, everyday amenities and the University Hospital of North Tees. Neutrally decorated throughout, it offers a practical layout and modern comforts that will appeal to a wide range of buyers.

The ground floor begins with an entrance hall leading to a cloakroom/WC and a spacious kitchen/dining room fitted with a good range of units, integrated oven and hob, and a dishwasher. To the rear, the lounge with French doors opens directly onto the garden.

Upstairs, there are three bedrooms and a family bathroom with a white suite, while the master bedroom benefits from its own en-suite shower room. The home is uPVC double glazed and gas centrally heated.

Externally, the property includes allocated off-street parking, and the rear garden provides outdoor space to enjoy.

A straightforward, chain-free purchase in a convenient location, ready for its next owner to move in or let out.

£135,000

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HALLWAY

LOUNGE
15'1" x 12'2" (4.60 x 3.71)

KITCHEN DINER
15'1" x 8'2" (4.60m x 2.49m)

DOWNSTAIRS WC
6'6" x 2'10" (1.98m x 0.86m)

LANDING

BEDROOM ONE
11'4" x 10'10" (3.45m x 3.30m)

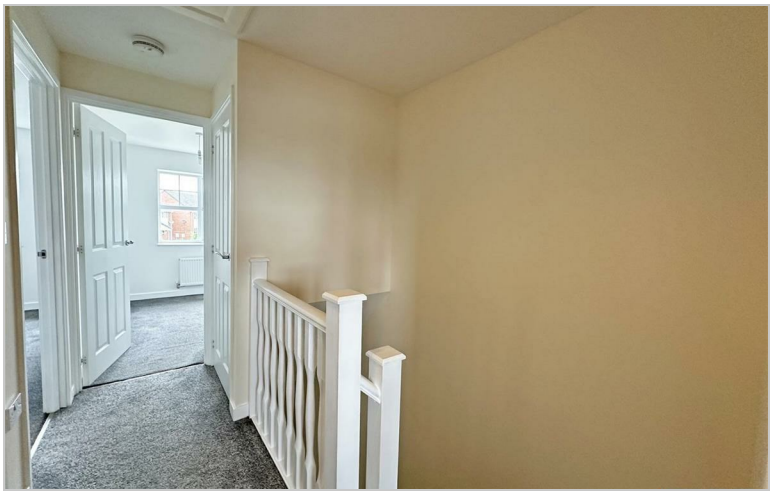
ENSUITE
8'3" x 3'5" (2.51m x 1.04m)

BEDROOM TWO
10'4" x 8'1" (3.15m x 2.46m)

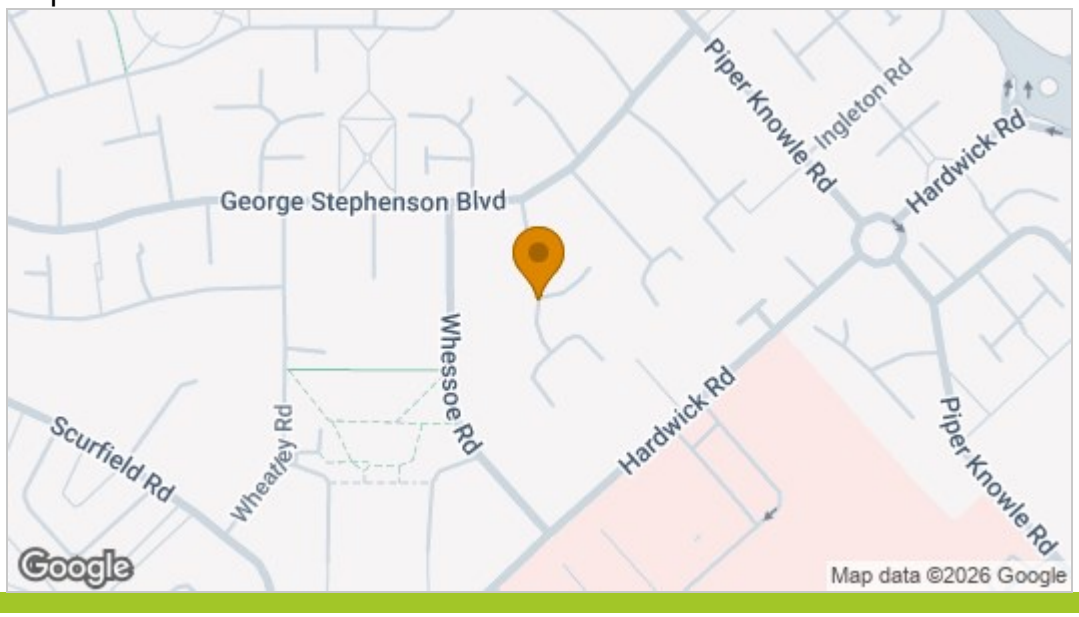
BEDROOM THREE
9'3" x 6'8" (2.82 x 2.03)

BATHROOM
8'1" x 5'11" (2.46m x 1.80m)

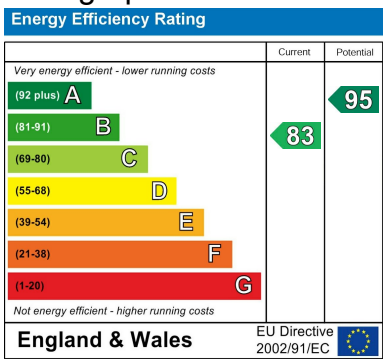
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



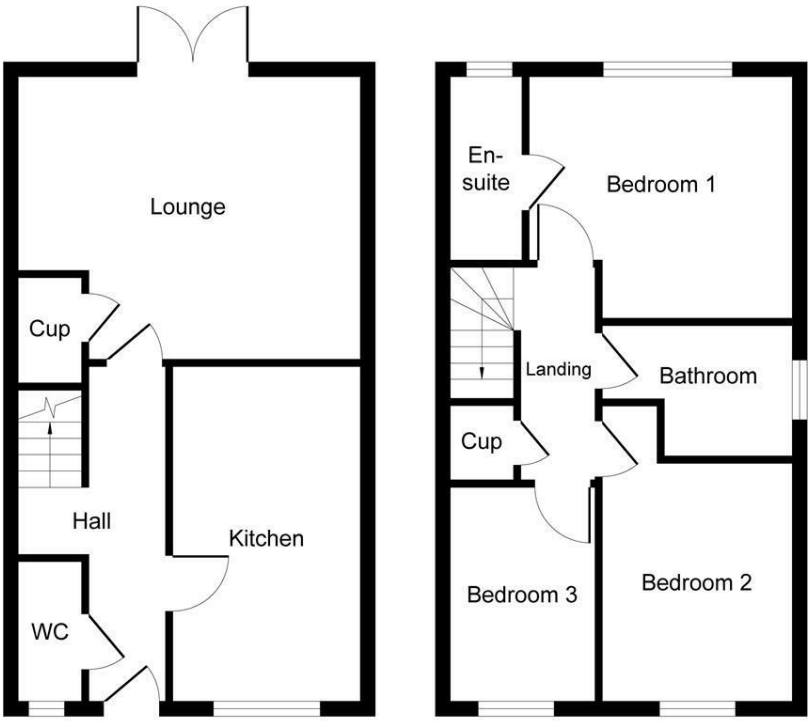
Map



EPC graph



Floor Plan



Ground Floor **First Floor**

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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