



**Pipistrelle Court, Stockton-On-Tees TS21 3LX**

**welcome to**

## **Pipistrelle Court, Stockton-On-Tees**

Well presented three bedroom townhouse on a modern Stockton-on-Tees estate with NO ONWARD CHAIN! Close to amenities, schools and transport. Spacious accommodation over three floors, enclosed rear garden and allocated off-street parking. Early viewing advised.

### **Agents Note:**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **Entrance Hall**

Composit door, radiator, stairs to first floor

### **Shower Room**

Low level WC, shower, wash hand basin, splash back

### **Lounge**

13' x 9' ( 3.96m x 2.74m )

Two windows to front, radiator, juliet balcony

### **Study**

9' 1" max x 8' 1" ( 2.77m max x 2.46m )

Window to front, radiator

### **Kitchen**

13' max x 12' ( 3.96m max x 3.66m )

Window to rear, oven with gas hob and extractor fan, range of wall and base units, space for fridge freezer, radiator, splash back, access to cupboard under stairs

### **Bedroom 1**

13' x 10' max ( 3.96m x 3.05m max )

Two windows to front, radiator

### **Bedroom 2**

13' max x 9' max ( 3.96m max x 2.74m max )

Two windows to rear, radiator

### **En Suite**

Shower, low level WC, wash hand basin, radiator, splash back

### **Bedroom 3**

13' max x 9' ( 3.96m max x 2.74m )

Two windows to rear, radiator

### **Bathroom**

Bath with shower unit, wash hand basin, low level WC, radiator, splash back

### **Front Garden**

Facing green, small garden to front

### **Rear Garden**

Artificial lawn, step up garden, shed, timber fence, patio







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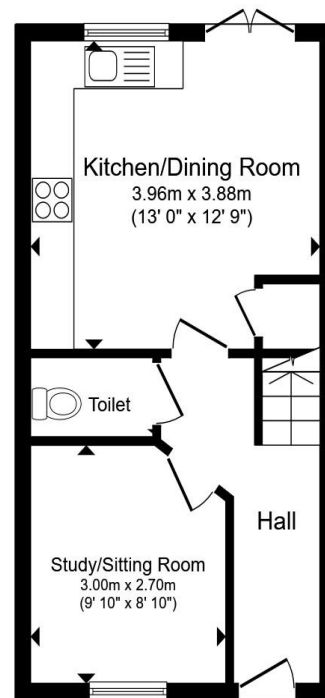
welcome to

## Pipistrelle Court, Stockton-On-Tees

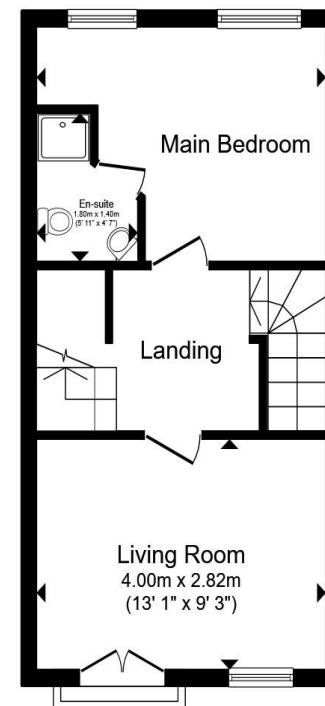
- BEDROOM WITH EN SUITE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- TOWN HOUSE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

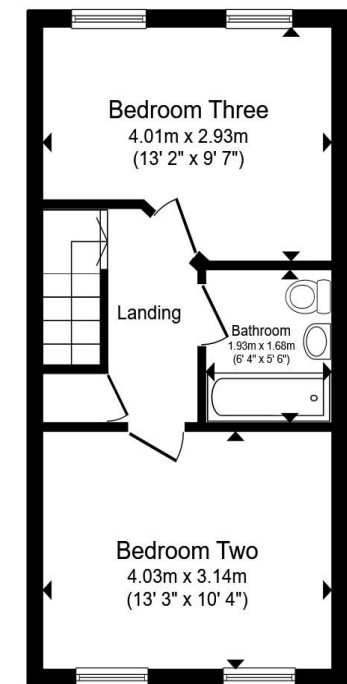
**£150,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 97.0 m<sup>2</sup> (1,044 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
STO115527 - 0008

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