



## Turnwrest Grove, Stockton-On-Tees, TS19 8GY

**NO ONWARD CHAIN !!** This stylish three bedroom modern end terrace property in Stockton, built by Avant Homes to their "Cambridge" design, is perfect as a first home or investment opportunity.

The ground floor features a contemporary kitchen/dining room with integrated oven, hob and extractor fan, leading to a spacious lounge with bi-fold doors that open seamlessly to the landscaped rear southerly facing garden. A convenient W/C completes the ground floor layout.

Upstairs, the home offers three well proportioned bedrooms, including a master bedroom with fitted wardrobes, and a modern family bathroom with a shower over the bath.

The property is warmed by gas central heating and benefits from double glazing throughout.

Externally, to the front there is a double width block paved driveway, providing off-road parking for two cars. The rear garden is landscaped to enjoy its sunny aspect, and includes a lawn and two patio areas.

Located in the popular Summerville Village area, the home is close to schools, a large Tesco supermarket, a petrol station, North Tees Hospital and enjoys excellent transport links via the nearby A177 making it highly attractive to families and healthcare professionals.

£160,000





# Turnwrest Grove, Stockton-On-Tees, TS19 8GY

## KITCHEN/DINING ROOM

11'0" x 14'10" (3.35m x 4.52m)

## W/C

5'9" x 3'7" (1.75m x 1.09m)

## LOUNGE

14'10" x 10'5" (4.52m x 3.18m)

## LANDING

## BEDROOM ONE

12'10" x 8'2" (3.91m x 2.49m)

## BEDROOM TWO

10'6" x 7'5" (3.20m x 2.26m)

## BEDROOM THREE

7'2" x 10'5" (2.18m x 3.18m)

## BATHROOM

6'3" x 7'2" (1.91m x 2.18m)

## 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.



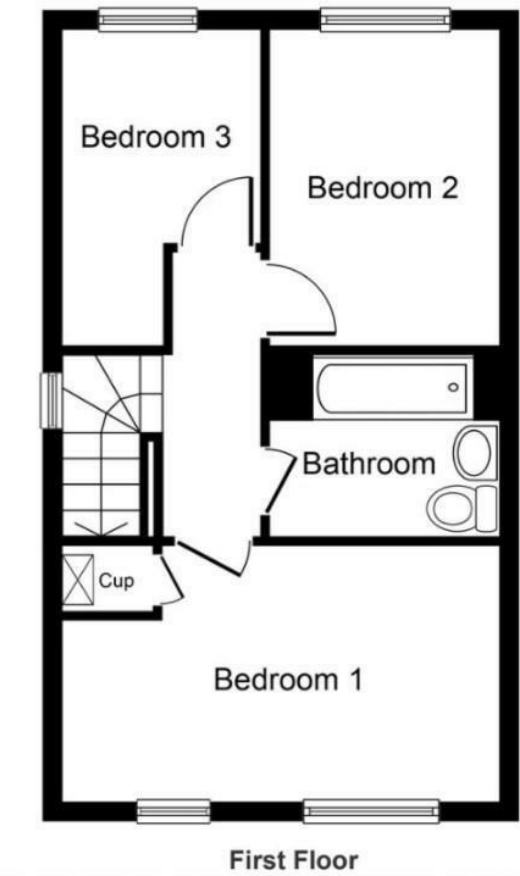
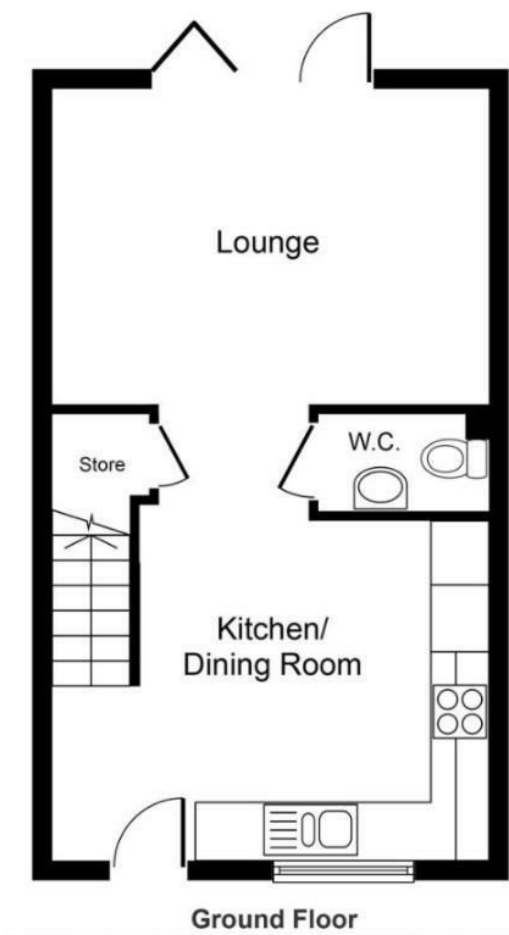


Turnwrest Grove, Stockton-On-Tees, TS19 8GY

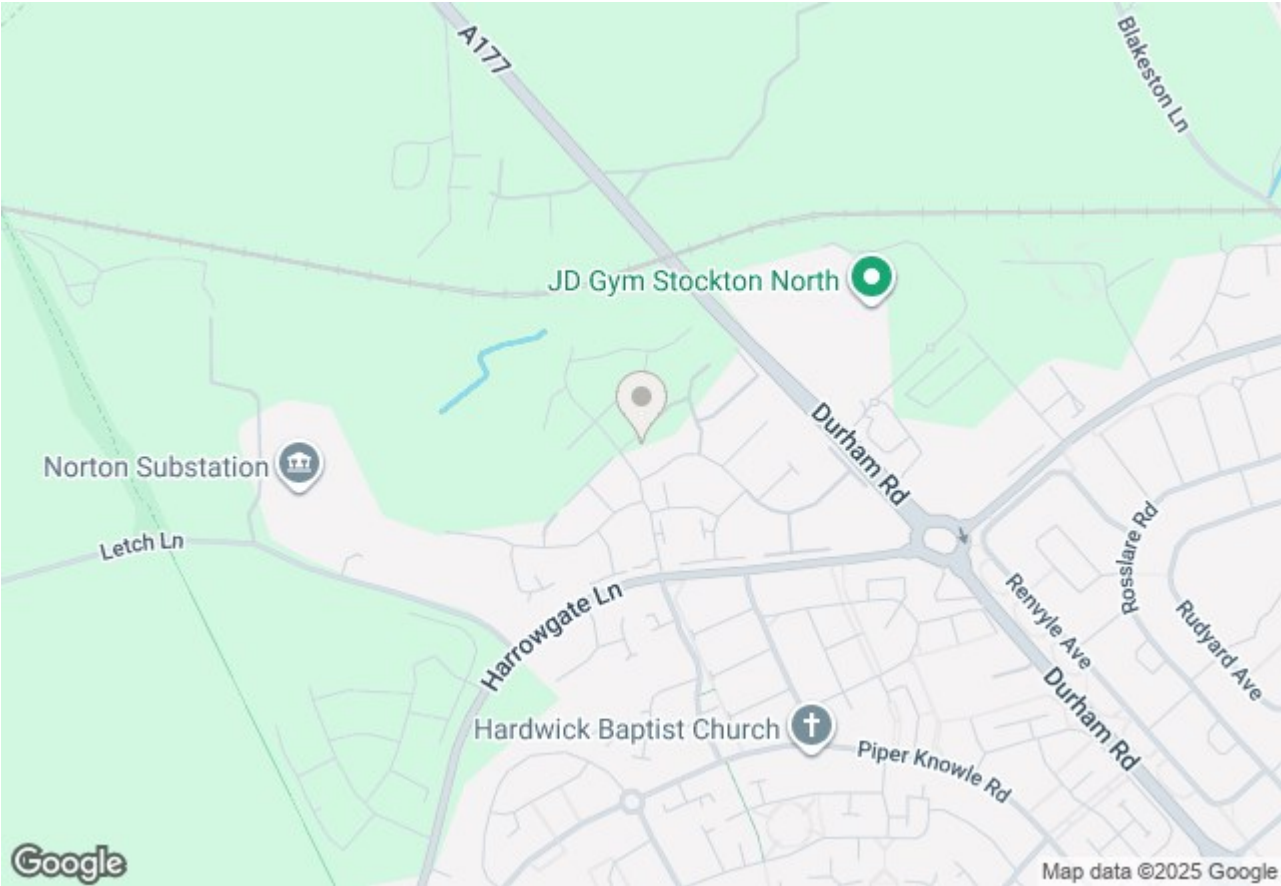




Turnwrest Grove, Stockton-On-Tees, TS19 8GY



Turnwrest Grove, Stockton-On-Tees, TS19 8GY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Tel: 01642 615657

Turnwrest Grove, Stockton-On-Tees, TS19 8GY