



239 Harrowgate Lane, Stockton-on-Tees
£160,000





239 Harrowgate Lane

Stockton-On-Tees

A Great First Time Buyer Home! This Beautifully Presented Three Bedroom Semi Detached Has Been Renovated to a High Standard with Garage, Central Heating with A Combi Boiler and UPVC Double Glazing.

- Sensibly Priced Semi-Detached House with Three Bedrooms
- Would Make a Perfect First Time Buyer Starter Home
- Superbly Renovated to a High Standard
- Lounge, Dining Room & Kitchen with Modern High Gloss Units
- UPVC Double Glazing & Central Heating with A Combi Boiler
- Two Double Bedrooms, Roomy Single & Bathroom with Fabulous Three Piece Suite
- Fabulous Three Piece Suite Detached Garage, Extra Side Garden & Rear Garden with Indian Flagstone Patio
- Stylishly Presented Throughout



GROUND FLOOR

Hallway

Lounge

13' 6" x 12' 8" (4.11m x 3.85m)

Dining Room

10' 5" x 8' 2" (3.18m x 2.48m)

Kitchen

10' 5" x 7' 3" (3.17m x 2.22m)

FIRST FLOOR

Landing

Bedroom One

15' 5" x 8' 10" (4.71m x 2.68m)

Bedroom Two

9' 3" x 9' 2" (2.82m x 2.80m)

Bedroom Three

10' 6" x 6' 9" (3.21m x 2.06m)

Bathroom

6' 2" x 6' 2" (1.89m x 1.89m)

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

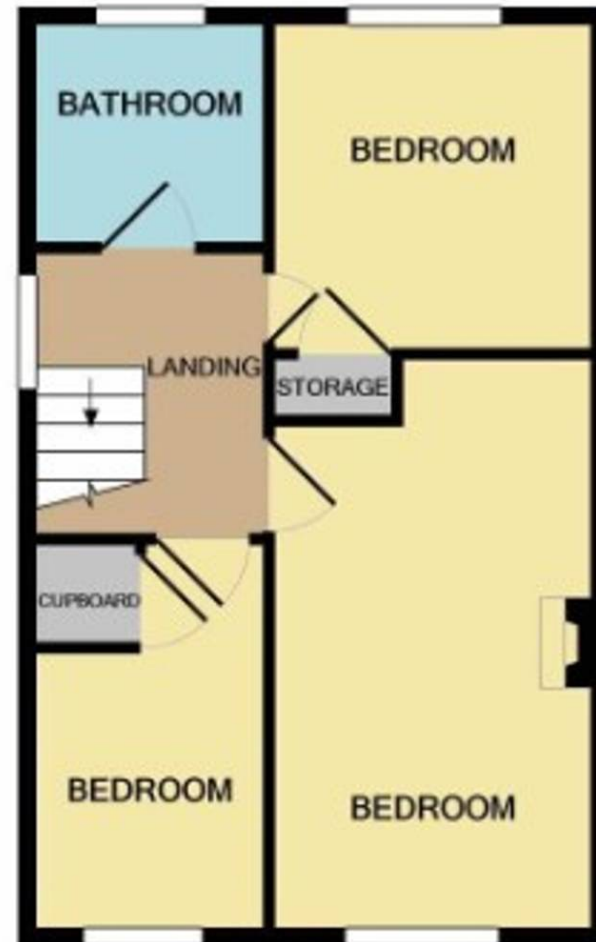








GROUND FLOOR



1ST 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

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