



**Malvern Road, Stockton-On-Tees TS18 4AU**

**welcome to**

## **Malvern Road, Stockton-On-Tees**

Three-bedroom semi-detached home in Stockton-On-Tees, sold with tenant in situ. Close to amenities, schools, and transport links. Comprises hallway, lounge, dining room, kitchen, three bedrooms, and family bathroom. Gardens front and rear, driveway and garage. Early viewing advised.

### **Entrance Hall**

UPVC door to front, radiator

Enclosed timber fence, laid to lawn, driveway with garage

### **Lounge**

13' 11" into recess x 11' 11" into bay ( 4.24m into recess x 3.63m into bay )

Window to rear, radiator

### **Rear Garden**

Enclosed, laid to lawn

### **Dining Room**

11' 11" into recess x 11' 11" ( 3.63m into recess x 3.63m )

Window to rear, radiator

### **Kitchen**

18' 11" max x 8' 4" max ( 5.77m max x 2.54m max )

Window to rear, sink, washing machine, oven with gas hob, UPVC door to side, recess for white goods, radiator, window to side

### **Landing**

Window to side

### **Bedroom 1**

9' 9" into wardrobe x 11' 4" max ( 2.97m into wardrobe x 3.45m max )

Window to front, radiator

### **Bedroom 2**

11' 5" max x 11' 8" ( 3.48m max x 3.56m )

Window to rear, radiator

### **Bedroom 3**

6' 11" x 6' 4" ( 2.11m x 1.93m )

Window to front, radiator

### **Bathroom**

Low level WC, wash hand basin, window to rear, radiator, bath with shower unit

### **Front Garden**





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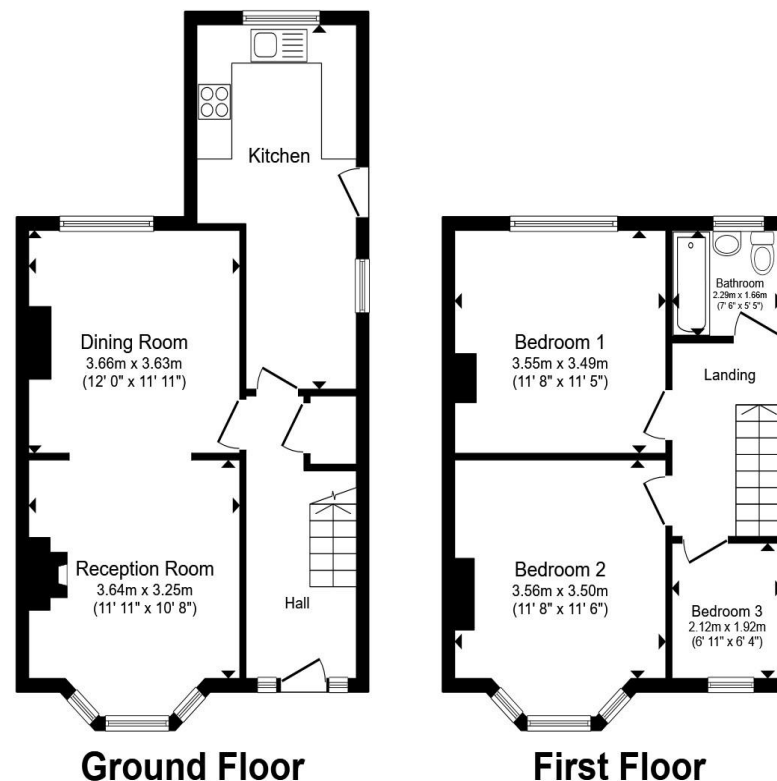
## Malvern Road, Stockton-On-Tees

- TENANT-IN-SITU
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£150,000**



Total floor area 89.9 m<sup>2</sup> (968 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:  
STO115948 - 0002

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