



## St. Anns Terrace, Stockton-On-Tees, TS18 2HT

This spacious and well presented, extended three bedroom mid-terrace home benefits from a two-storey extension, providing generous accommodation throughout and making it an ideal purchase for first time buyers or investors.

The property comprises a welcoming entrance hallway leading to a bright and spacious lounge and dining area, creating an ideal space for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, with a rear door offering direct access to the garden.

On the first floor, there are three bedrooms, two of which benefit from built-in wardrobes. The modern shower room has been finished to a high standard and features a large shower with a rainfall shower head. The landing also provides useful storage space and access to the loft via a loft ladder.

Externally, the property enjoys a low maintenance front garden which is paved and enclosed by a brick wall, providing an attractive approach to the home. To the rear, the generous west-facing rear garden, perfect for enjoying afternoon and evening sunshine. The garden features a patio area and an elevated decked seating area. To the rear, there is the added benefit of a car port and a detached garage complete with power and lighting.

Further benefits include gas central heating, double glazing throughout, and excellent storage.

Ideally positioned close to a range of local amenities, reputable schools, public transport links, and major road networks, this property offers convenience and accessibility, making it a fantastic opportunity for a wide range of buyers.

£85,000



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## HALLWAY

## LOUNGE/DINING ROOM

18'5" x 12'2" (5.61m x 3.71m)

## KITCHEN

16'6" x 6'4" (5.03m x 1.93m)

## LANDING

## BEDROOM ONE

11'10" x 8'6" (3.61m x 2.59m)

## BEDROOM TWO

9'8" x 8'3" (2.95m x 2.51m)

## BEDROOM THREE

7'7" x 6'11" (2.31m x 2.11m)

## SHOWER ROOM

8'7" x 6'4" (2.62m x 1.93m)

## GARAGE

18'4" x 9'10" (5.59m x 3.00m)

## CAR PORT

18'4" x 8'4" (5.59m x 2.54m)

## 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.





