



**Babbage Gardens, Stockton, TS19 8GL**

**3 Bed - House - End Terrace**

**£825**

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Located in the area of Hardwick, Stockton-On-Tees, this charming end-terrace house at Babbage Gardens presents an excellent opportunity for families and professionals alike. The property is conveniently located within walking distance of North-Tees Hospital, making it ideal for those who work in the healthcare sector or require easy access to medical facilities.

Upon entering, you are welcomed by a bright entrance hall that leads to a separate W/C, ensuring practicality for family living. The spacious lounge is a perfect space for relaxation and entertainment, featuring stairs that gracefully ascend to the first floor. The modern fitted kitchen is a highlight of the home, equipped with contemporary appliances and patio doors that open up to the rear garden, creating a seamless flow between indoor and outdoor living.

The first floor comprises two generously sized double bedrooms, one of which boasts a fitted wardrobe, providing ample storage space. Additionally, there is a single bedroom that can serve as a delightful child's room or a study, catering to various lifestyle needs. The family bathroom is well-appointed, offering a comfortable space for daily routines.

Externally, the property is complemented by a driveway that accommodates two cars, ensuring convenience for residents and guests. The rear garden offers a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings.

This well-presented home, with its neutral decor and practical layout, is ready to welcome its new occupants.

Bond £825 | Energy Efficiency Rating C | Council Tax band A

Specifications: Families with children accepted, no smokers.

Required Earnings: Tenant Income £25,700- Guarantor Income £27,700 ( if required)

#### AGENTS NOTES

Council Tax: Stockton Borough Council, Band B - Approx. £1920 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

#### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

## DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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