



GowlandWhite

## Chisel Way, Stockton-On-Tees, TS19 8GJ

This stylish and immaculately presented 3 bedroom mid-terrace home is available for sale with NO ONWARD CHAIN, built by Avant Homes to their 'Newbridge' design, offers a high quality finish and is located within the popular Summerville Village Development. Conveniently situated close to primary and secondary schools, a large Tesco supermarket, and just a short drive to the A177 with excellent transport links to both the north and south.

The contemporary open plan living space includes a good size kitchen/dining room, featuring a range of modern units with integrated appliances to include a fridge/freezer, washer/dryer, dishwasher, oven, and electric hob. The ground floor also benefits from a large cloakroom/WC and a spacious lounge with bi-fold doors that open into the rear garden. On the first floor, you'll find three good sized bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom.

Externally, the property benefits a double-width block paved driveway to the front, offering parking for two vehicles, while the west-facing rear garden is mainly laid to lawn and includes a small patio area, ideal for enjoying the evening sun.

This home benefits from gas central heating, uPVC double glazing, and the remaining balance of an NHBC warranty.

£169,000

 3  2  1  B

**KITCHEN/DINING ROOM**  
16'7" x 12'3" (5.05m x 3.73m)

**LOUNGE**  
16'6" x 10' (5.03m x 3.05m)

**DOWNSTAIRS WC**  
5'11" x 3'4" (1.80m x 1.02m)

**LANDING**

**BEDROOM ONE**  
12'2" x 9'3" (3.71m x 2.82m)

**ENSUITE**  
4'11" x 3'10" (1.50m x 1.17m)

**BEDROOM TWO**  
11'5" x 9'5" (3.48m x 2.87m)

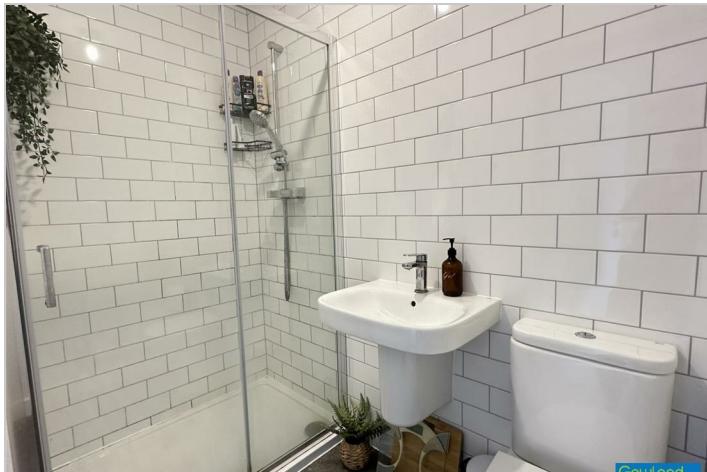
**BEDROOM THREE**  
10'6" x 6'11" (3.20m x 2.11m)

**BATHROOM**  
6'10" x 5'6" (1.83m x 1.68m)

#### **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.





## Map

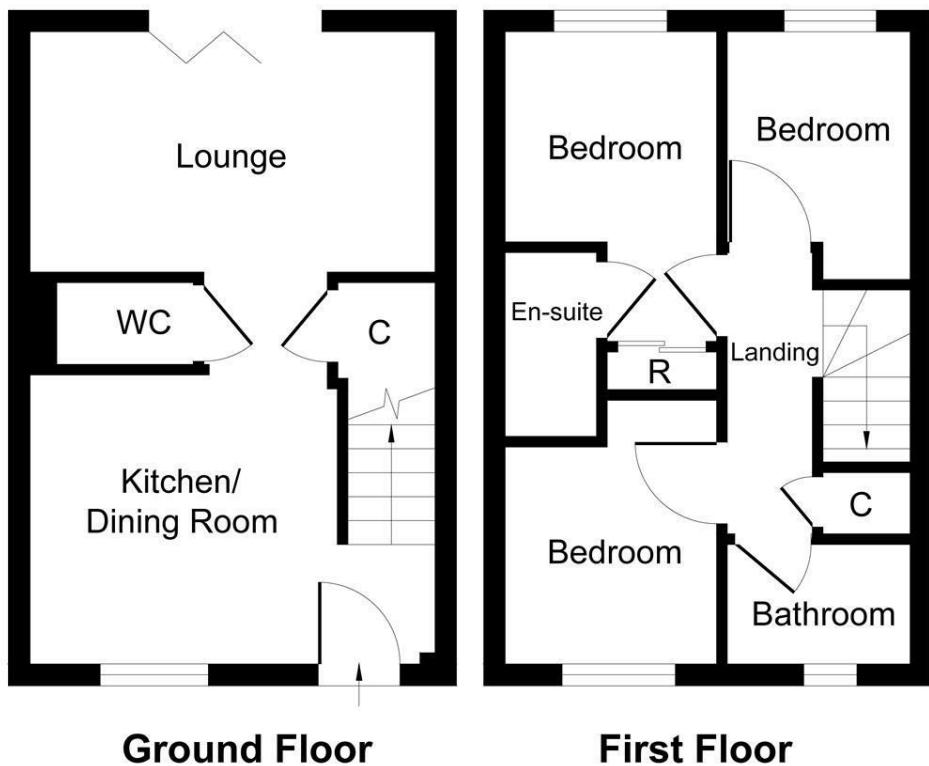


## EPC graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Floor Plan



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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## VIEWING

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

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