



54 Greatham Avenue

Whitewater Glade, Stockton-On-Tees, TS18 2QB

£250,000



An Immaculately Presented Detached 5-Bedroom Family Home Built In 2015 To The Sought-After “Winstar” Design – The Largest Property Style On This Prestigious Development. Perfectly Positioned On A Generous Plot And Not Overlooked Front Or Rear, This Home Offers Style, Space, And A Superb Landscaped Garden With Additional Land Ownership.

Additional Benefits Include A Full Boiler Service History From New And A Home That Is Not Overlooked Front Or Rear, Offering Privacy And Green Views.



Location

Situated In The Modern Whitewater Glade Development & Offers Contemporary Living Within Easy Reach Of Stockton Town Centre. The Property Is Well-Connected By Public Transport, With Stockton Railway Station Providing Direct Links To Middlesbrough, Hartlepool & Newcastle. Families Will Appreciate The Proximity To Local Schools, Including North Shore Academy, Known For Its Strong Academic Performance. The Area Also Benefits From Nearby Parks, Supermarkets & Leisure Facilities, Making It An Ideal Choice For Those Seeking A Convenient & Comfortable Lifestyle.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Development Carries An Annual Service Charge Of Approx. £70.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

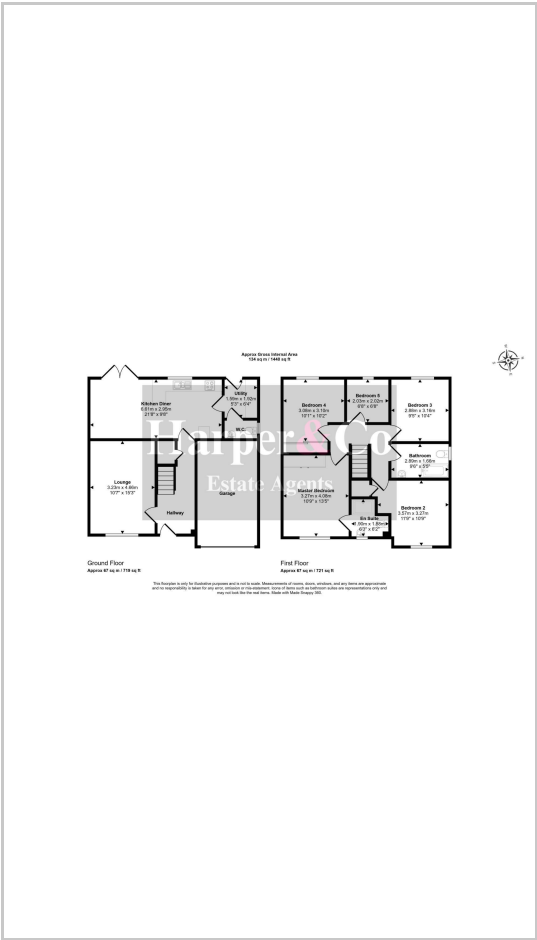
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

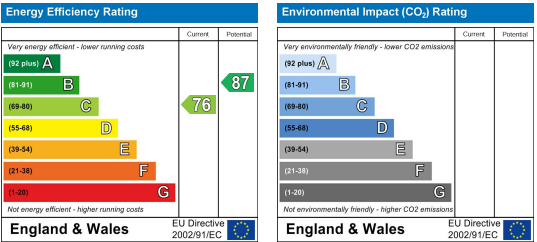
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.