



### 3 bed terraced house to buy in

Port Sunlight Grove, Stockton,  
Stockton-on-Tees, Durham, TS19 8LE

**£138,000** Offers over

 x 3  x 2  x 1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ EPC RATING B
- ✓ MODERN WELL PRESENTED HOME
- ✓ SPACIOUS LOUNGE
- ✓ OPEN PLAN KITCHEN AND DINING AREA
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A fantastic modern built home in well presented condition and offering a chance to move in and enjoy from day one. Positioned in a pleasant cul-de-sac, The University of North Tees Hospital is close by as are local amenities such as Tesco, Lidl and there is a parade of shops off Hardwick Road.

The accommodation is highly suited to a growing family or a first time buyer and to the ground floor this includes: An entrance hall, a cloak room W.C., the lounge is spacious and has the stairs leading to the first floor, to the rear there is a modern fitted kitchen with a dining area and French doors to the rear. The first floor has a landing and two generously sized bedrooms while the third bedroom offers a built in cupboard. The bathroom is equipped with a modern white three piece suite and includes a shower over the bath. Upvc double glazing throughout and the home is heated by a combination boiler. To the outside there is a garden to the front, the garden to the rear is of a good size and will come with the summer house that has power and lighting. This home also provides you with two car parking spaces that are located to the rear.

Selling with the added benefit of No Onward Chain.

Council Tax Band: C

Tenure: Freehold

Price: Offers over £138,000

Property Type: Terraced House

Parking: Allocated, Driveway, Rear

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Ground floor

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#### Entrance

Door to the front, door leads into the living room.



#### Cloak Room W/C

Fitted with a wash hand basin and a W.C.



#### Living Room

4.79m x 4.54m (15'8" x 14'10")

Stairs to the first floor, window.



#### Kitchen and dining area

4.54m x 2.52m (14'10" x 8'3")

Fitted with a range of wall, base and drawer units, work surfaces incorporate a sink and drainer. Built in hob with an oven below and a hood over, room for a fridge freezer and plumbed for a washing machine.

Window and French doors to the rear.



### First Floor

## Bedroom 1

4.05m x 2.58m (13'3" x 8'5")

Window.



## Bedroom 2

3.27m x 2.58m (10'8" x 8'5")

Window.



## Bedroom 3

2.70m x 1.90m (8'10" x 6'2")

Window and a storage cupboard.



## Externally

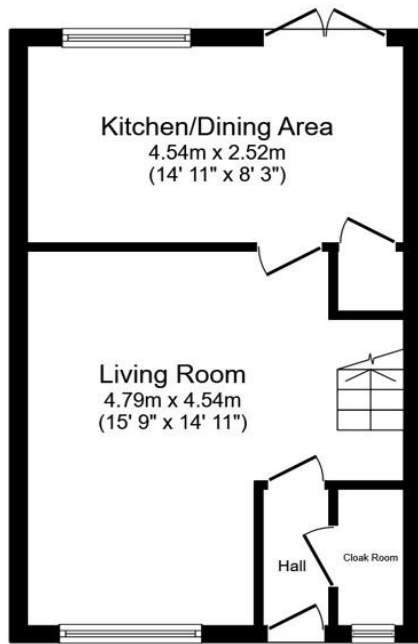
Garden to the front and garden to the rear with a summerhouse. The property also provides two car parking spaces to the rear.

## Bathroom

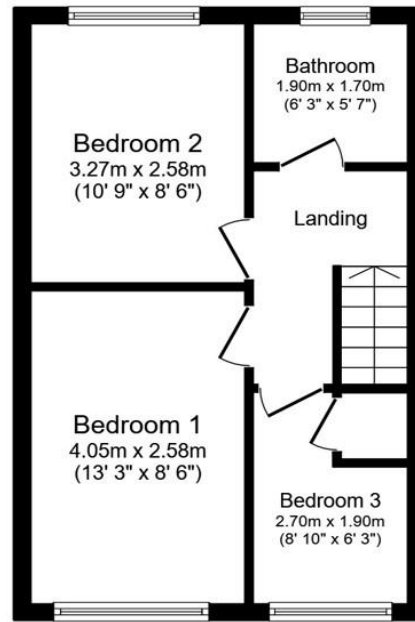
1.90m x 1.70m (6'2" x 5'6")

Fitted with a modern white three piece suite. Window.





**Ground Floor**  
Floor area 33.6 m<sup>2</sup> (362 sq.ft.)



**First Floor**  
Floor area 33.6 m<sup>2</sup> (362 sq.ft.)

**TOTAL: 67.3 m<sup>2</sup> (724 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            | 95        |
| (81-91) <b>B</b>                                   |  | 82                         |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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