

SELWYN DRIVE, BISHOPSGARTH, STOCKTON-ON-TEES, TS19 8XF



- ▲ Three Bedroom Semi Detached
- ▲ Offered to The Market with a Chain Free Sale
- ▲ Lounge, Dining Room & Garden Room

- ▲ Two Shower Rooms
- ▲ Driveway & Gardens
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazed Windows

£125,000

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This three bedroom semi-detached is in need of some TLC but is perfect if someone is looking for a home to put their own stamp on. It features a chain free sale, gas central heating with Worcester combi boiler and UPVC double glazed windows.

Comprising porch, hall, lounge, dining room, kitchen, and garden room on the ground floor. The first floor has landing, bedroom one with shower en-suite, two further bedrooms and shower room.

GROUND FLOOR

ENTRANCE PORCH - UPVC double glazed entrance door with glass inlay.

HALL - Wooden entrance door with glass inlay and staircase to the first floor.

LOUNGE - 3.8m (12'6") into alcoves x 4.1m (13'5")
With radiator and under stairs storage cupboard.



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DINING ROOM - 3.15m x 2.51m (10'4" x 8'3")
With radiator and double wooden doors opening to the garden room.

GARDEN ROOM - 4.65m x 2.06m (15'3" x 6'9")
With wood flooring, radiator, cast iron decorative fireplace with pictorial tiles and UPVC doors open to the rear garden.

KITCHEN - 3.15m x 2.13m (10'4" x 7')
Fitted with a range of wood wall, drawer, and floor units with complementary marble effect work surface, slot in gas cooker, one and a half bowl sink unit with mixer tap over, plumbing for washing machine, integrated fridge and freezer and composite door to the side aspect.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 3.96m x 2.82m (13' x 9'3")
With radiator and built-in airing cupboard housing the Worcester Bosch combination boiler.

SHOWER ROOM - A lovely addition to the property featuring a shower cubicle with glass sliding door and electric shower, wash hand basin with tiled splashback and tile effect vinyl flooring.

BEDROOM TWO - 3.02m (9'11") (max) x 2.82m (9'3") (max)
With radiator.

BEDROOM THREE - 2.62m (8'7") (max) x 2.06m (6'9") (max)
With radiator and built-in cupboard over the stairs.

WET ROOM - Comprising electric shower, wash hand basin, WC, vinyl flooring, waterproof vinyl walls and part tiled walls.

EXTERNALLY

GARDENS & PARKING - To the front there is a small brick boundary wall with a concrete pathway to the entrance door and bush border. A concrete driveway for a number of cars leads to the rear garden with block paved patio area, mature bush borders and outside tap.

Council Tax Band: B **Tenure:** Freehold



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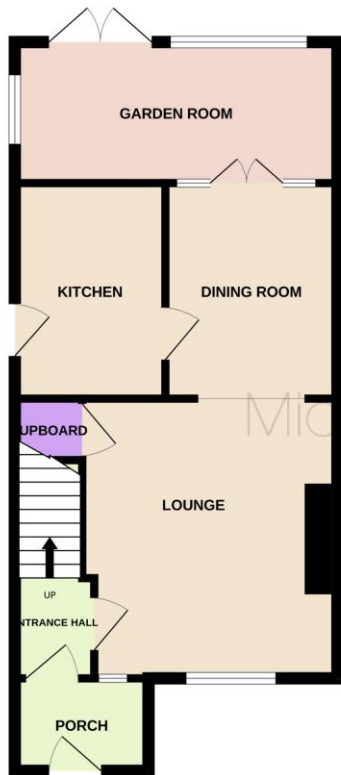


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GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TO VIEW: Contact our Stockton Office on Tel: **01 642 355000**
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