





- Lovely Family Size Layout
- Tastefully Decorated & Really Easy to Move Straight Into
- Three Double Bedrooms & Attractive Modern Shower Room
- UPVC Double Glazing & Central Heating
- Large South Facing Garden & Off Road Parking

£95,000





This super-lovely Victorian three (double) bedroom inner terrace house is a real treat, it has two reception rooms, a kitchen with good looking units, off road parking at the rear and a south facing rear garden. The high ceilings and family sized accommodation is typical of this era.

The accommodation flows in brief; entrance hall, lounge, dining room, kitchen, lobby, modern shower room and three double bedrooms. Externally there is a large south facing garden with lawn, patio, established planting and has a good degree of privacy.

### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door to entrance hall with vinyl flooring, single radiator and stairs to the first floor.

LIVING ROOM - 3.89m (12'9") x 3.6m (11'10") into alcoves Double glazed window to the rear aspect, twin radiator and gas point for fire.

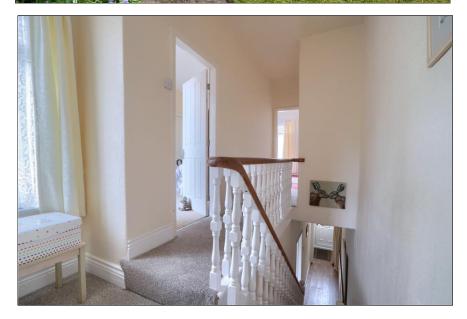


**TO VIEW:** Tel: 01642355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP  $\,$ 







### DINING ROOM - 3.63m (11'11") x 3.66m (12') into alcove

Double glazed window to the front aspect, twin radiator and wall mounted gas fire.

#### KITCHEN - 3.6m x 2.36m (11'10" x 7'9")

Double glazed window to the rear aspect, under stairs cupboard and single radiator. Generous fitted kitchen with complementary granite effect worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, gas point for cooker, space for fridge freezer and tiled splash backs.

**REAR LOBBY** - Hanging area and shelving. Double glazed door to the rear garden.

**GROUND FLOOR SHOWER ROOM** - With double walk-in shower enclosure with tiled splash backs, vanity unit with cabinet below and low level WC with hidden cistern. Twin radiator, tiling to lower walls and double airing cupboard with shelving.

#### FIRST FLOOR

**LANDING** - With double glazed window to the side aspect and large store cupboard.

### MASTER BEDROOM - 4.34m x 3.7m (14'3" x 12'2")

Double glazed window to the front aspect, single radiator, picture rail and built-in cupboard to alcove.

## BEDROOM TWO - 3.89m (12'9") x 2.87m (9'5") into alcove

Double glazed window to the rear aspect, single radiator and built-in cupboard to alcove.

# BEDROOM THREE - 3.6m x 2.4m (max) (11'10" x 7'10" (max))

Double glazed window to the rear aspect and single radiator.

### **EXTERNALLY**

**GARDENS** - Externally there is a large south facing garden with lawn, patio, established planting and has a good degree of privacy.

AGENTS REF: - LJ/LS/STO200061/08052024

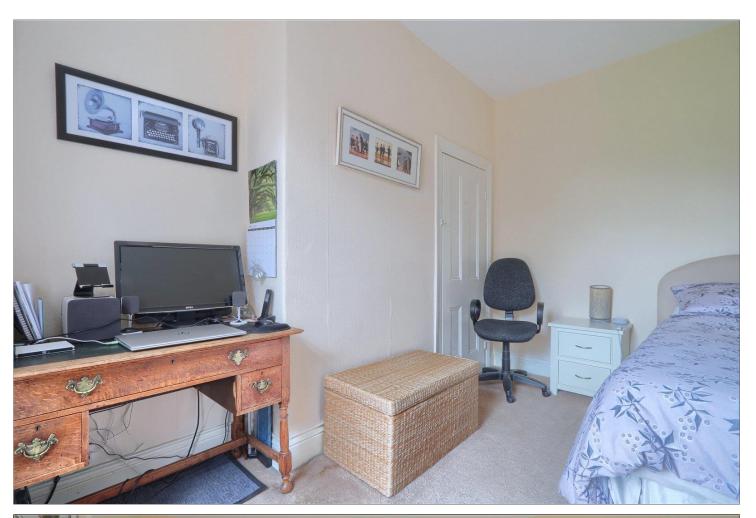
Council Tax Band: A Tenure: Freehold

















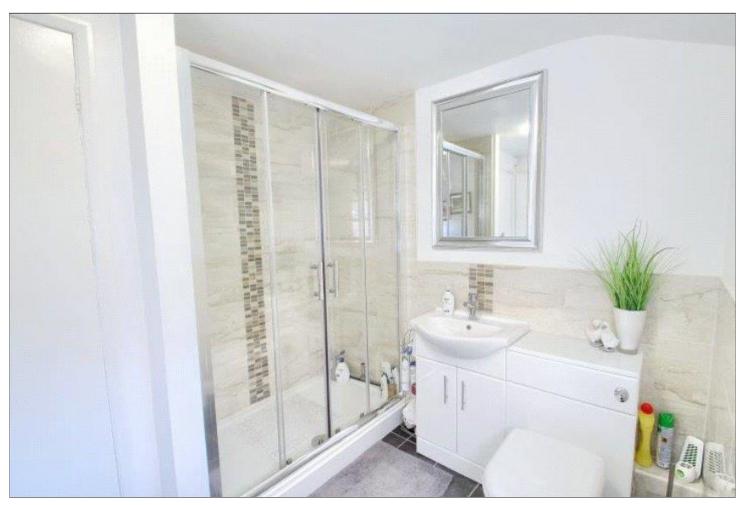












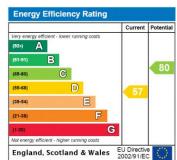








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TO VIEW: Contact our Stockton Office on Tel: 0164235500017 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

