

## GLADSTONE STREET, STOCKTON-ON-TEES, TS18 3EY



- ▲ Modern Three Bedroom Property
- ▲ Bathroom & En-Suite
- ▲ Kitchen Breakfast Room
- ▲ Low Maintenance Garden
- ▲ Walking Distance to Stockton
- ▲ Can Be Purchased with the Tenant

**£110,000**

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Built circa 2015, this three bedroom inner terrace has a modern fit-out over three floors, en-suite to the main bedroom and is in walking distance to Stockton, close to main commuting routes and ready to move straight in.

The accommodation in brief, entrance hall, WC, lounge, and kitchen breakfast room to the ground floor, two bedrooms, bathroom and en-suite are to the first floor and bedroom three is on the third floor.

Externally there is an enclosed low maintenance garden.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Double glazed composite entrance door to entrance hall with single radiator and staircase to the first floor.

#### **GROUND FLOOR CLOAKROOM/WC**

With low level WC, pedestal wash hand basin, single radiator, tiled floor, and double glazed window to the front aspect.



**TO VIEW:** Tel: 01642 355000

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

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## GLADSTONE STREET, TS18 3EY



### **LIVING ROOM - 4.14m x 3.1m (13'7" x 10'2")**

With double glazed window to the front aspect and single radiator.

### **KITCHEN DINER - 3.56m x 5.7m (max) (11'8" x 18'8" (max))**

With double glazed window and French doors to the rear aspect, two single radiators, modern high gloss kitchen units with complementary worktops incorporating an electric oven and gas hob with overhead hood, plumbing for washing machine, stainless steel sink and drainer unit with mixer tap, wall mounted boiler, tiled floor and under stairs cupboard.

### **FIRST FLOOR**

### **BEDROOM ONE - 4.32m x 2.67m (max) (14'2" x 8'9" (max))**

With double glazed window to the front aspect and single radiator.

### **EN-SUITE SHOWER ROOM**

With double glazed window to the front aspect, low level WC, vanity unit with cabinet below, corner shower cubicle, tiled splashbacks, and floor.

### **BEDROOM TWO - 3.1m x 3.15m (10'2" x 10'4")**

With double glazed window to the rear aspect and single radiator.

### **BATHROOM**

With double glazed window to the rear aspect, P' shaped bath with shower over and screen, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, tiled floor, and part tiled walls.



### **SECOND FLOOR**

### **LANDING**

With Velux window and single radiator.

### **BEDROOM THREE - 2.92m x 3.18m (9'7" x 10'5")**

With Velux window to the rear aspect and single radiator.

### **EXTERNALLY**

### **GARDEN**

Externally there is an enclosed low maintenance garden.

**Council Tax Band:** B

**Tenure:** Freehold

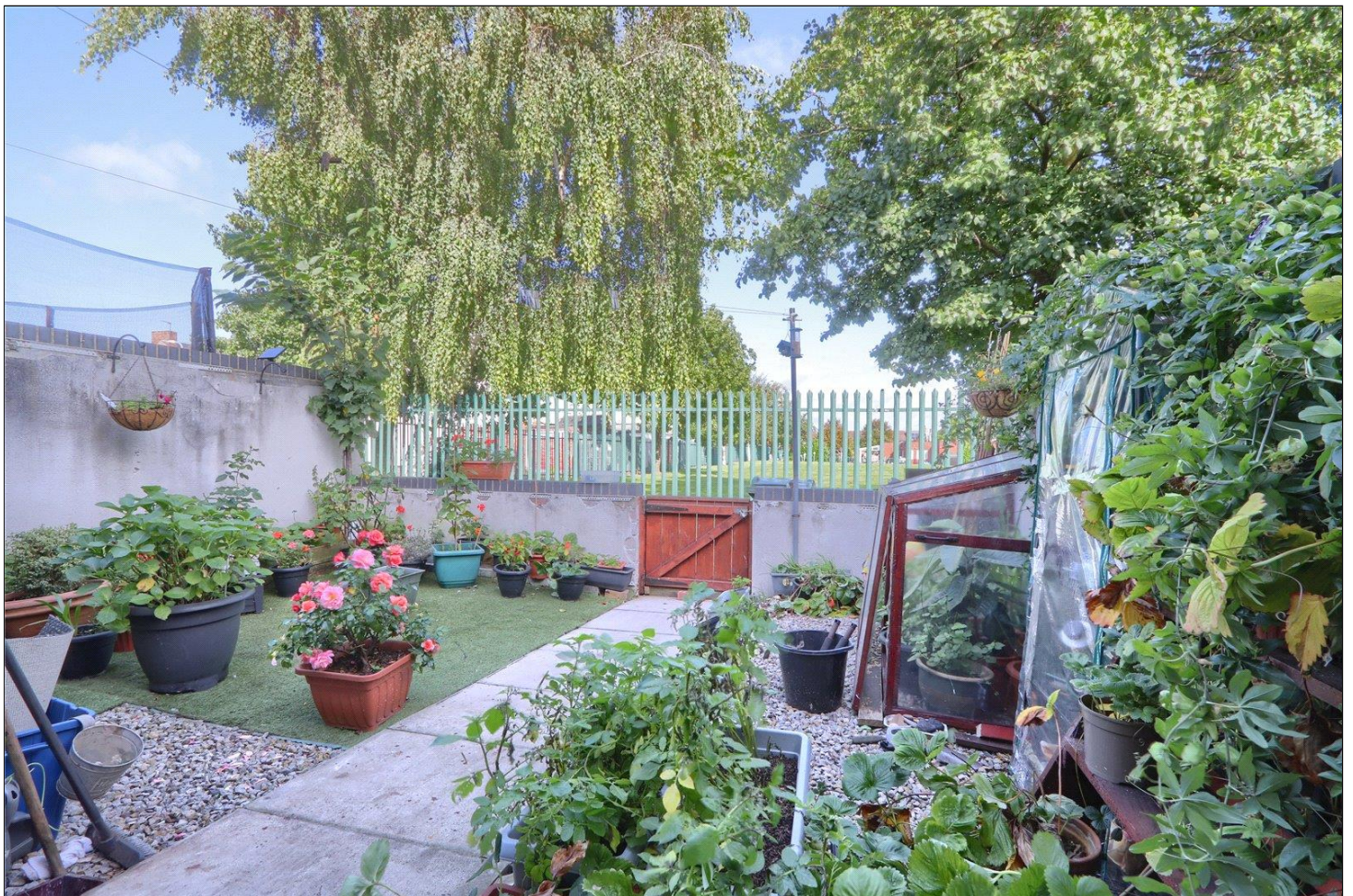
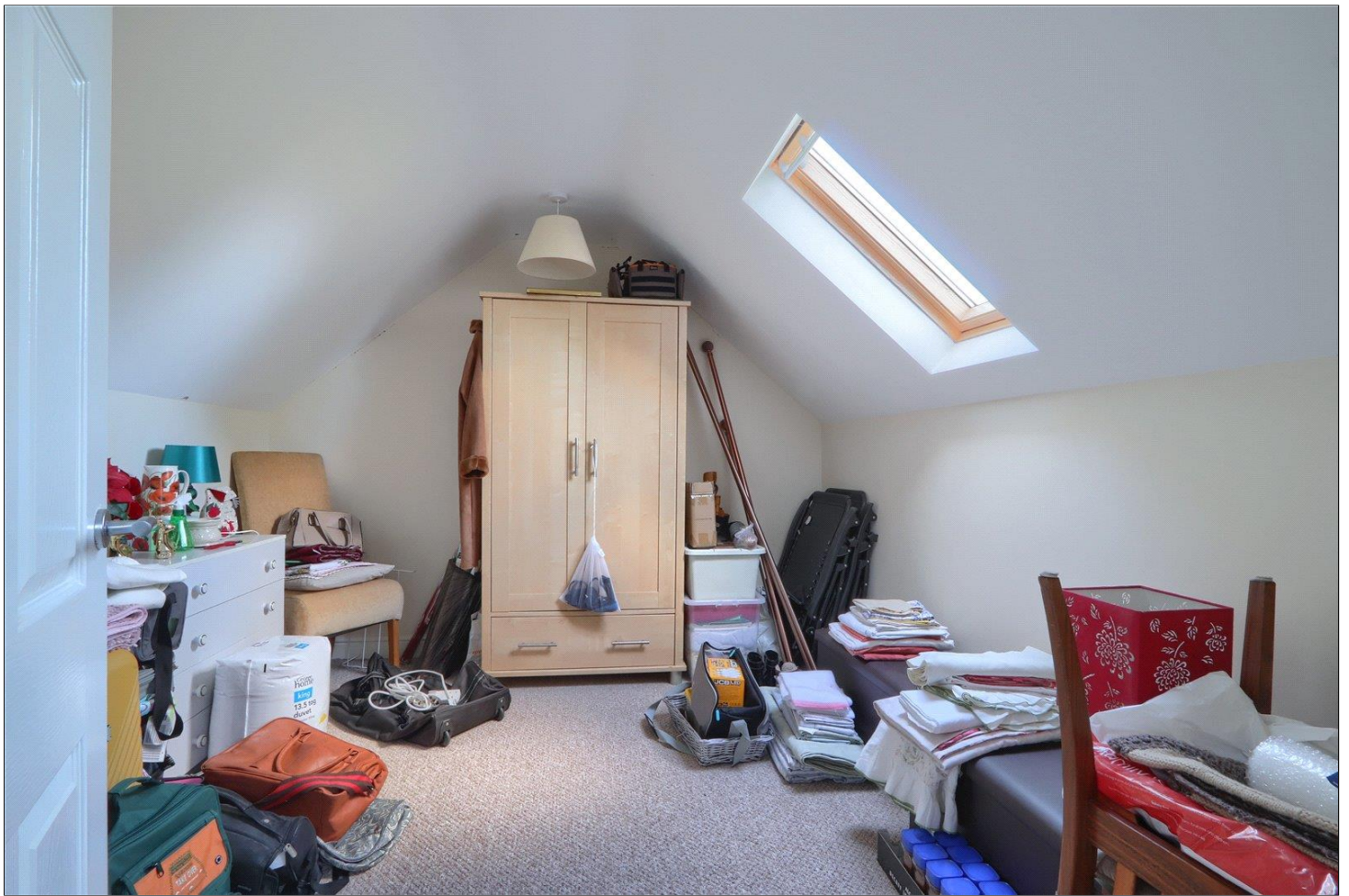


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**TO VIEW:** Contact our Stockton Office on Tel: **01 642 355000**  
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP