

## GREATHAM AVENUE, WHITEWATER GLADE, STOCKTON-ON-TEES, TS18



- ▲ Inner Terrace House Over Three Floors
- ▲ Three Double Bedrooms
- ▲ Bathroom & En-Suite
- ▲ Sitting Room & Lounge with Balcony

- ▲ Off Road Parking & Garage
- ▲ Open Aspect to the Front & Rear
- ▲ Large Plot with West Facing Garden

**£160,000**

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This modern, sizable property will make the perfect foot on the ladder or family home. Worthy of a special mention are the two receptions, balcony, three double bedrooms, en-suite and open aspects to the front and rear.

The accommodation flows in brief, storm porch, entrance hall, WC, sitting room, kitchen/diner, lounge, bedroom with en-suite, two further bedrooms and bathroom.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door, stairs to the first floor and radiator.

**CLOAKROOM/WC** - Comprising vanity unit with cabinet below, low level WC and modern radiator.

**KITCHEN/DINER - 3.96m (13') (max) x 3.9m (12'10") (max)**  
Double glazed window, French doors to rear aspect and modern vertical radiator. White modern kitchen with complementary tops incorporating an electric oven, gas hob with overhead hood, plumbing for washing machine and space for dryer. Understairs cupboard.



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**SITTING ROOM/OFFICE - 2.97m (9'9") (max) x 2.7m (8'10") (max)**

With double glazed window to front aspect and radiator.

**FIRST FLOOR**

**LANDING** - With understairs alcove.

**LIVING ROOM - 3.96m x 2.82m (13' x 9'3")**

With double glazed window and French doors opening onto Juliet balcony. modern radiator.

**BEDROOM ONE - 3.96m (13') (max) x 2.9m (9'6") (max) including En Suite.**

With double glazed windows to rear aspect and radiator.

**EN-SUITE** - Comprising low level WC, wash hand basin, radiator, extraction fan and shower.

**TOP FLOOR**

**LANDING AREA** - With airing cupboard.

**BEDROOM TWO - 3.96m (13') (max) x 3.12m (10'3") (max)**

With two double glazed windows to front aspect and radiator.

**BEDROOM THREE - 3.96m (13') (max) x 2.92m (9'7") (max)**

With two double glazed window to rear aspect and radiator.

**BATHROOM** - With low level WC, pedestal wash hand basin, side panel bath with shower over, tiled splashbacks and heated towel rail.

**EXTERNALLY**

Externally front of the property overlooks an attractive greenbelt and there is a West facing rear garden with lawn and gated access to drive and garage. There is also extra land to the rear.

**AGENTS NOTE:** - Service Charges: £191 per annum.

**AGENTS REF:** - LJ/LS/STO250030/17012025

**Council Tax Band:** C      **Tenure:** Freehold

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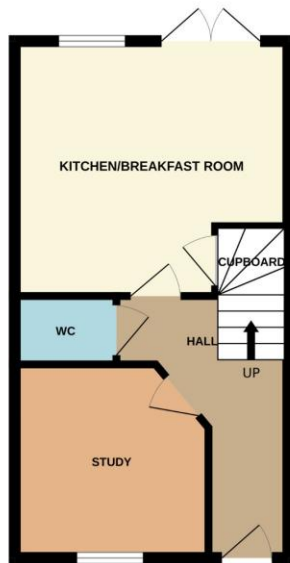
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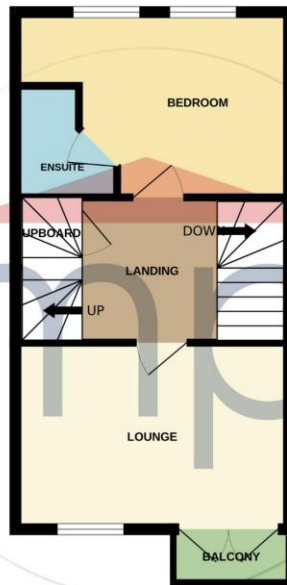
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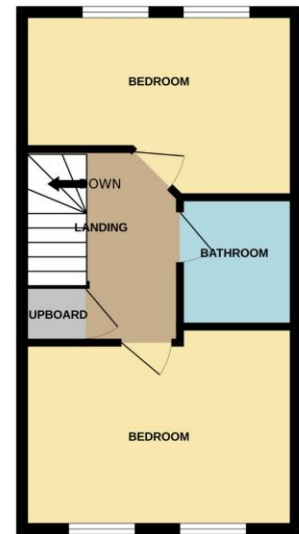
GROUND FLOOR



1ST FLOOR

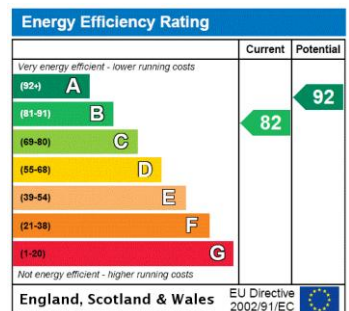


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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