



North Burn Close, Stockton-On-Tees, TS18 2QJ

A well presented semi-detached home with a detached garage to the rear, ideally positioned for convenient, modern living.

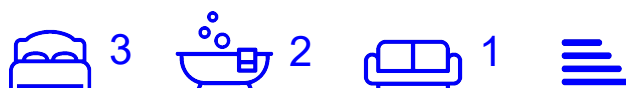
The property opens with a welcoming entrance hallway giving access to a handy downstairs cloakroom/WC. To the front, a spacious lounge offers an inviting place to relax and to the rear, a generous kitchen/dining room featuring a good range of wall and base units, integrated oven and hob and French doors leading out to the garden.

Upstairs, you'll find three well proportioned bedrooms, including a master bedroom with its own en-suite, along with a contemporary family bathroom.

Externally, at the rear of the property you'll find off street parking for one vehicle plus a detached garage. The garden is designed for easy maintenance, with decking and gravelled areas ideal for outdoor seating.

This home is well located within walking distance of a wide range of shops, everyday amenities and leisure facilities. Outdoor enthusiasts will love the proximity to the Tees Barrage and riverside walks. Families benefit from access to local schools, while commuters will appreciate excellent transport links via the nearby A19.

Offers In The Region Of £145,000



North Burn Close, Stockton-On-Tees, TS18 2QJ

HALLWAY

LOUNGE

14'3" x 12' (4.34m x 3.66m)

KITCHEN/DINING ROOM

15'4" x 9'7" (4.67m x 2.92m)

WC

5'7" x 3' (1.70m x 0.91m)

LANDING

BEDROOM ONE

12' x 9'6" (3.66m x 2.90m)

ENSUITE

6'4" x 5'4" (1.93m x 1.63m)

BEDROOM TWO

9'2" x 7'6" (2.79m x 2.29m)

BEDROOM THREE

7'6" x 5'10" (2.29m x 1.78m)

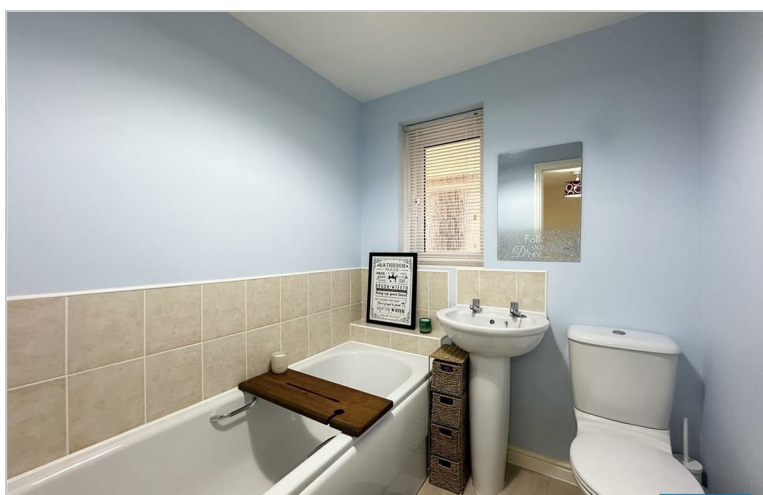
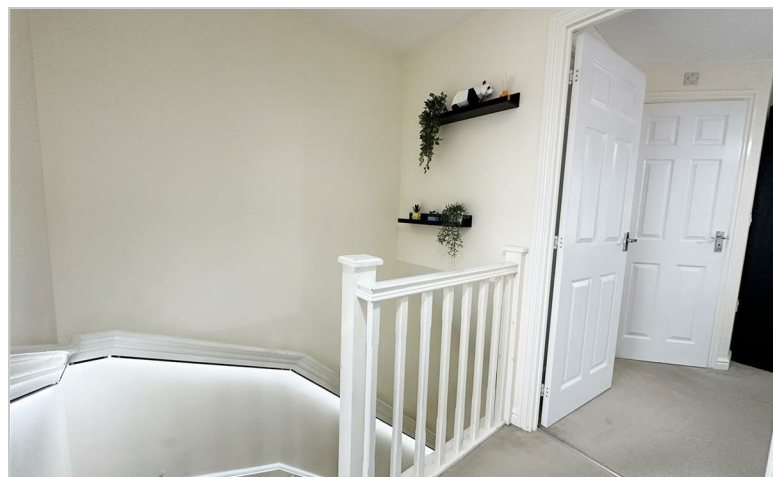
BATHROOM

6' x 5'11" (1.83m x 1.80m)

AML PROCEDURE

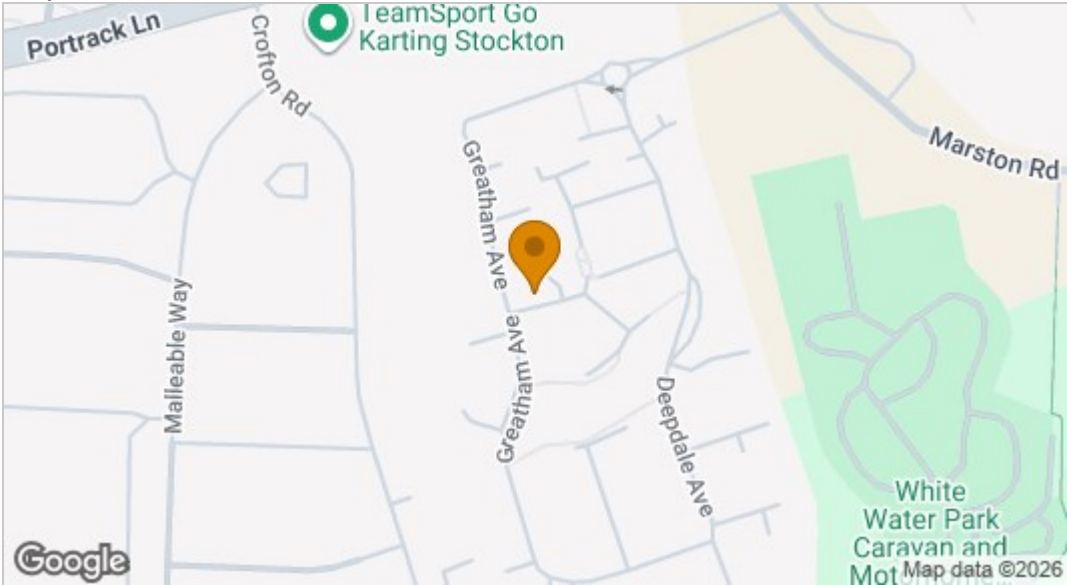
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



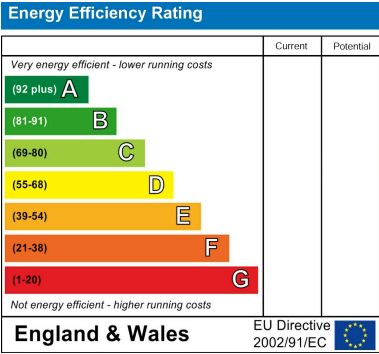




Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.