



## 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



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

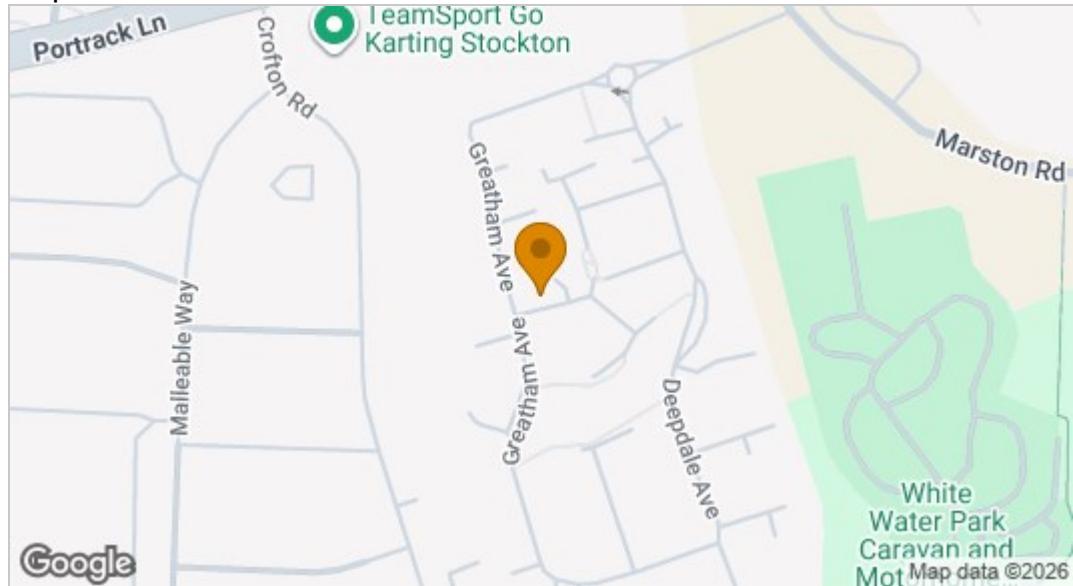
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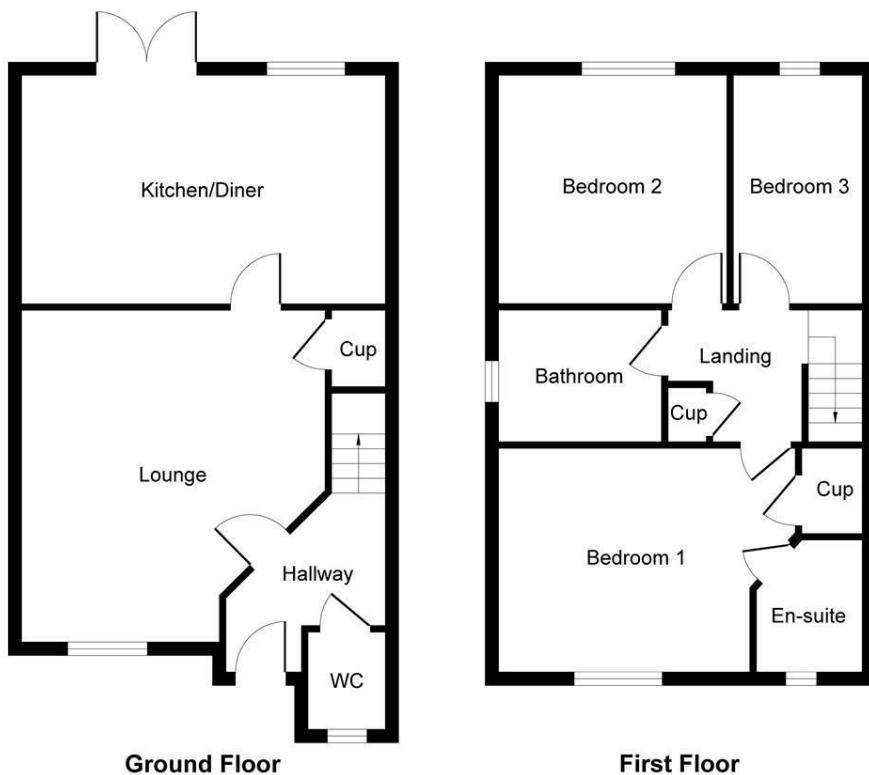
## Map



## EPC graph

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

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## VIEWING

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