



7 Benson Green

Stockton-On-Tees, Stockton-On-Tees, TS18 3DD

AVAILABLE NOW – SORRY, NO SMOKERS.

A well-presented four-bedroom townhouse located on a modern development, enjoying attractive open views over a greenbelt to the front. Ideally suited to a variety of tenants, the property is conveniently positioned close to local shops, amenities, and excellent road and transport links, making it perfect for commuters.

The accommodation is arranged over three floors. The ground floor briefly comprises an entrance hall, cloakroom/WC, a modern fitted kitchen with a range of contemporary units, and a spacious lounge/dining area with French doors opening onto the rear garden.

To the first floor is a second lounge/reception room featuring French doors and a Juliet balcony, along with the principal bedroom benefiting from an en-suite shower room.

£925 PCM

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- MID TERRACED HOUSE
- GREAT LOCATION
- ALLOCATED PARKING PLUS GARAGE
- THREE STOREY TOWNHOUSE
- TWO EN-SUITES
- OVERLOOKING GREEN TO THE FRONT
- FOUR BEDROOMS
- LOUNGE WITH JULIET BALCONY

ENTRANCE HALL

CLOAKROOM/ WC

LOUNGE/ DINING ROOM
14'6" x 11'3" (4.42 x 3.43)

KITCHEN/ BREAKFAST ROOM
14'6" x 7'0" (4.42 x 2.13)

FIRST FLOOR LANDING

LOUNGE
14'7" x 11'3" (4.45 x 3.43)

BEDROOM ONE
10'7" x 7'11" (3.23 x 2.41)

EN-SUITE

7'11" x 3'6" (max) (2.41 x 1.07
(max))

SECOND FLOOR LANDING

BEDROOM TWO
12'6" x 8'0" (3.81 x 2.44)

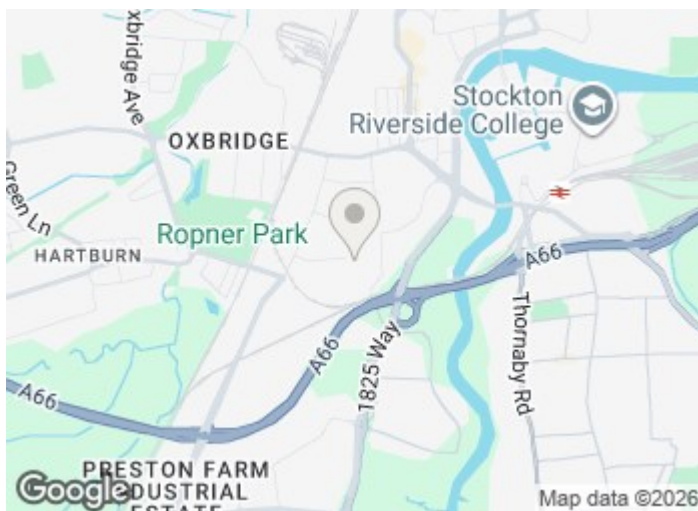
EN-SUITE
7'6" x 3'6" (2.29 x 1.07)

BEDROOM THREE
9'7" x 7'7" (2.92 x 2.31)

BEDROOM FOUR
9'0" x 6'2" (2.74 x 1.88)

FAMILY BATHROOM
6'6" x 6'5" (1.98 x 1.96)

COUNCIL TAX BAND-C

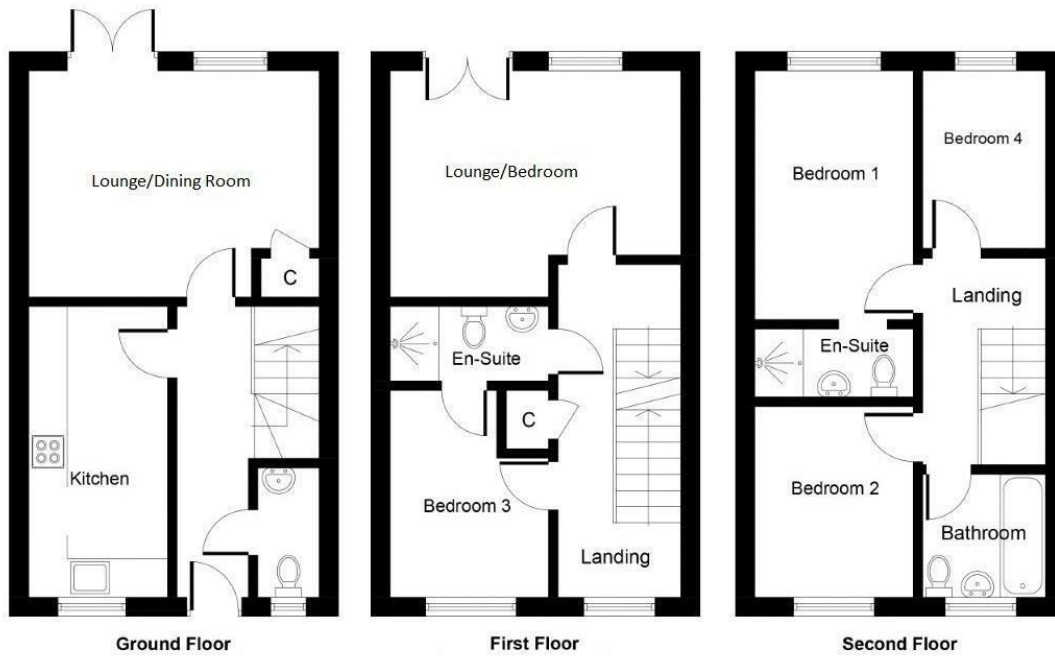


Directions





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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	87
(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	