

## 22 Witton Park , Stockton-On-Tees, TS18 3BE

AVAILABLE IMMEDIATELY – SORRY NO PETS OR SMOKERS

This immaculately presented, unfurnished three bedroom semi-detached property is deceptively spacious and would make an ideal family home. Conveniently located close to the A66, the property offers excellent transport links to the surrounding areas.

The ground floor accommodation comprises a spacious lounge, a contemporary kitchen/dining room with French doors opening onto the rear garden and a downstairs W/C. To the first floor there are three good size bedrooms, with the master bedroom benefiting from an en-suite, together with a modern family bathroom.

The property benefits from gas central heating and uPVC double glazing throughout. Externally there is a low maintenance lawned garden to the front, a driveway providing off street parking for multiple vehicles, and a detached garage.

£800 PCM

# 22 Witton Park

, Stockton-On-Tees, TS18 3BE



- SEMI DETACHED HOUSE
- STYLISH KITCHEN/DINING ROOM
- UNFURNISHED
- THREE BEDROOMS
- DOWNSTAIRS W/C
- POPULAR STOCKTON LOCATION
- MASTER WITH EN-SUITE
- DETACHED GARAGE & OFF-ROAD PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS

ENTRANCE HALL

BATHROOM

DOWNSTAIRS W/C

EXTERNALLY

LOUNGE

12'11" x 16'3" (3.94 x 4.95)

KITCHEN/DINER

12'11" x 16'3" (3.94 x 4.95)

BEDROOM ONE

14'5" x 8'4" (4.39 x 2.54)

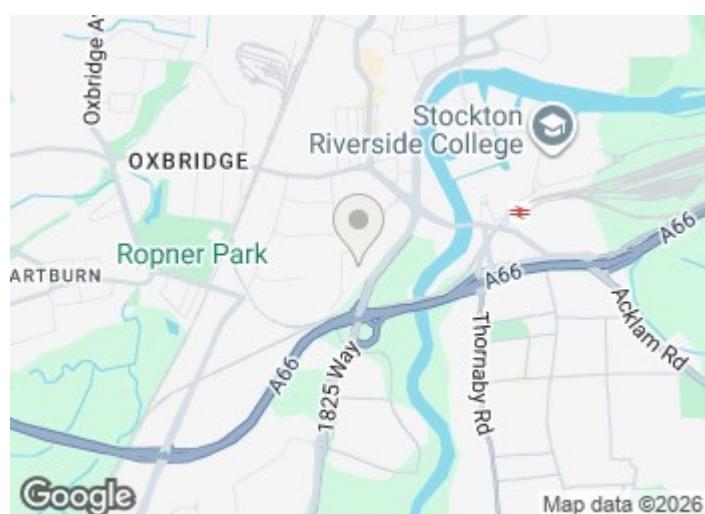
EN SUITE

BEDROOM TWO

8'9" x 9'6" (2.67 x 2.90 (2.66 x 2.89))

BEDROOM THREE

8'10" x 6'1" (2.69 x 1.85)



Directions



## Floor Plan

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		75
(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	