



Hampton Road, Oxbridge, Stockton-On-Tees, TS18 4DX

This DOUBLE FRONTED mid terrace property is located within the popular Oxbridge area. Enjoy the convenience of having Ropner Park just a short walk away, providing a café and children's play area. With local schooling, shopping facilities and Stockton Town Centre being close by.

Ideal for both first time buyers and investors, this property provides spacious accommodation having undergone a recent refurbishment programme. Internally, the layout comprises an entrance hallway, lounge, dining room connected to the newly refitted kitchen which features a range of modern base and wall units, with essential appliances such as dishwasher, washing machine, and fridge freezer included. Access from the kitchen leads to the LOW MAINTENANCE courtyard. Ascending to the first floor, you'll find three bedrooms and a generously proportioned newly refitted family bathroom, complete with a shower over the bath. The property has been damp proofed, newly redecorated, and newly carpeted.

Externally, the property offers an enclosed rear courtyard of good size. On-street parking is available. Gowland White are a SALES and LETTINGS agent, please feel free to call and obtain further information or advice regarding all aspects of buying and letting.

Offers Over £95,000



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HALL

LOUNGE

11'11" x 11'10" (3.63m x 3.61m)

DINING ROOM

14'4" x 13" (4.37m x 3.96m)

KITCHEN

15'6" x 7'11" (4.72m x 2.41m)

LANDING

BEDROOM ONE

11'10" x 10'4" (3.61m x 3.15m)

BEDROOM TWO

11'10" x 9'2" (3.61m x 2.79m)

BATHROOM

7'11" x 7'5" (2.41m x 2.26m)

BEDROOM THREE

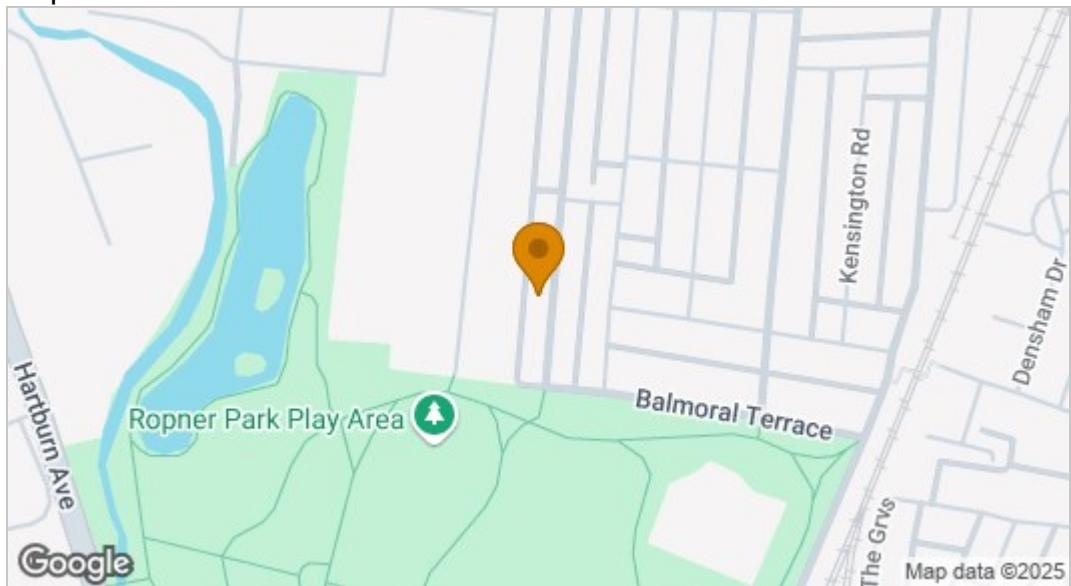
8'5" x 7'7" (2.57m x 2.31m)



Tel: 01642 615657



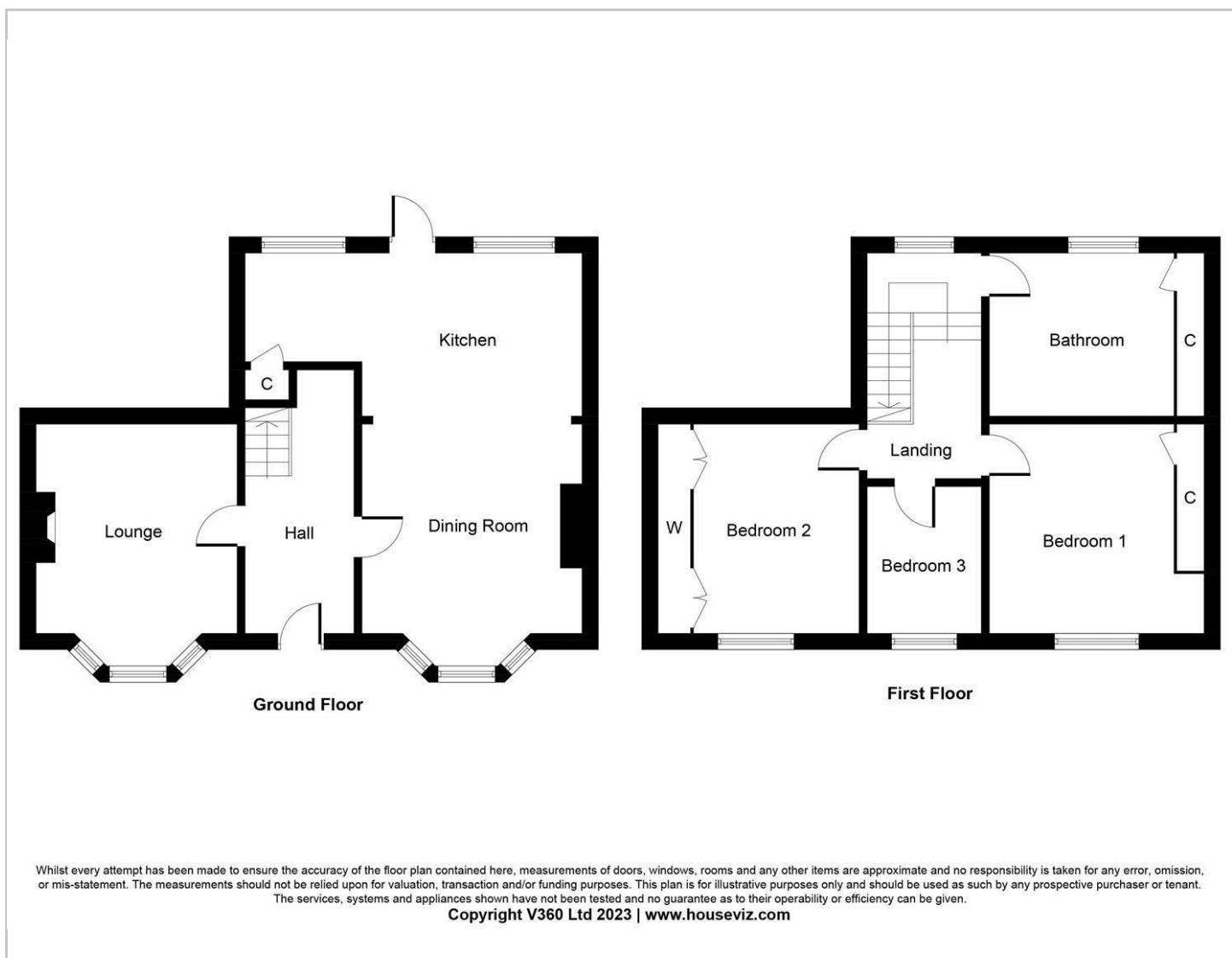
Map



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	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



VIEWING

Please contact us on 01642 615657 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.