



Daventry Avenue, Stockton-On-Tees, TS19 0PE

NO ONWARD CHAIN! This well kept property offers a great opportunity for a variety of buyers, from those stepping onto the property ladder to investors seeking a reliable addition to their portfolio. Conveniently positioned close to local schools, shops and everyday amenities, the home is also within easy reach of the University Hospital of North Tees.

The property opens into a welcoming entrance hall that leads through to a spacious lounge/dining room running the full length of the home, an inviting area with plenty of room for both relaxing and entertaining.

To the rear, the modern kitchen is fitted with high gloss units, a built-in double oven and hob, and comes complete with a fridge freezer. From here, access leads to a highly useful outhouse and an additional storage room, perfect for neatly housing bikes, garden tools or seasonal items.

Upstairs, there are three bedrooms, two featuring built in wardrobes and a family bathroom with shower over the bath. The home also benefits from double glazing throughout and modern Hive-controlled gas central heating, providing comfort and energy efficiency all year round.

The outdoor space is ideal for families. The enclosed rear garden offers a sizeable paved patio, lawned area, and a garden shed. A driveway sits to the front, providing off street parking.

Offers Over £120,000



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HALL

LOUNGE/DINING ROOM
25'1" x 12'6" (7.65m x 3.81m)

KITCHEN
11'4" x 8'4" (3.45m x 2.54m)

LANDING

BEDROOM ONE
11'11" x 10'11" (3.63m x 3.33m)

BEDROOM TWO
11'9" x 9' (3.58m x 2.74m)

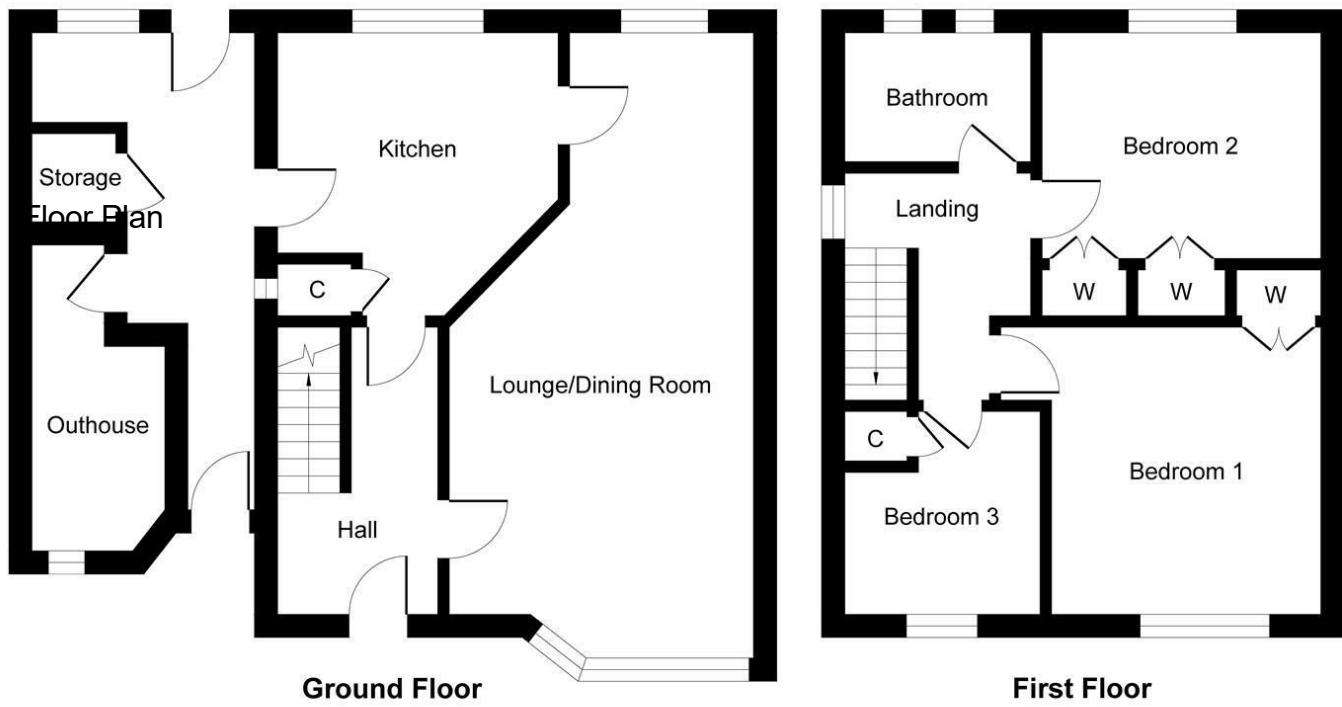
BEDROOM THREE
8'10" x 8'2" (2.69m x 2.49m)

BATHROOM
7'4" x 5'5" (2.24m x 1.65m)

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.





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.

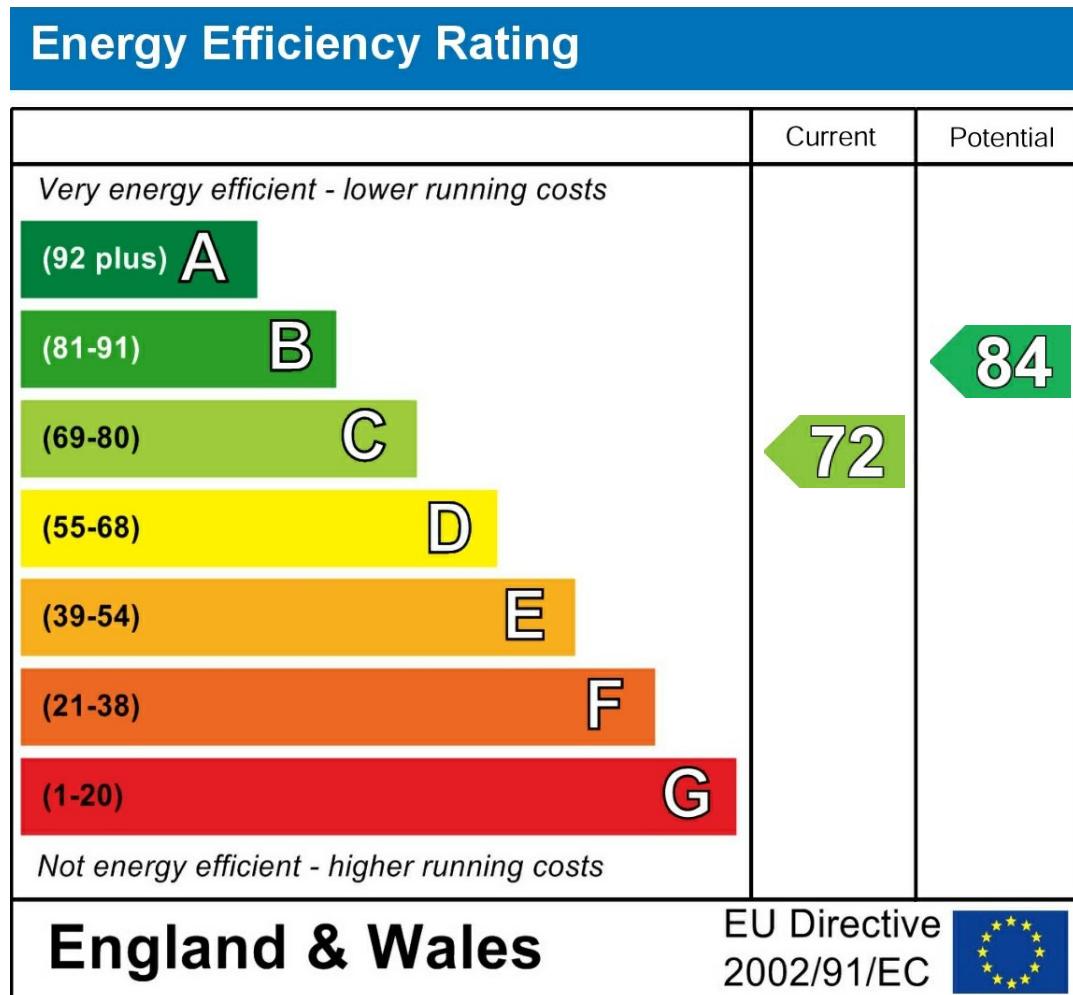
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Map



EPC graph



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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