



## Selwyn Drive, Bishopsgarth, Stockton-On-Tees, TS19 8XF

Available for sale with NO ONWARD CHAIN! Situated in the popular area of Bishopsgarth this semi detached house is ideal for any first time buyers or small families.

This welcoming home offers a spacious open plan lounge and kitchen, accessed via the entrance porch. A second reception room, located off the kitchen, provides flexibility as a home office, study, or potential fourth bedroom. The modern shaker style kitchen is equipped with an oven, hob, microwave, island, and includes an American fridge freezer and dishwasher in the sale.

Upstairs, the first floor features three bedrooms served by a family bathroom. Bedroom three benefits from a built in bed, maximising the use of the space.

Outside, the property boasts a driveway to the front and a garden to the rear. Additional features include gas central heating and double glazing throughout.

Conveniently situated near local shops, schools, and excellent transport links via bus services and the A66, in addition to cycle paths and walkway routes.

£160,000



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PORCH

KITCHEN/LOUNGE  
24'8" x 14'7" (7.52m x 4.45m)

FAMILY ROOM  
15'1" x 7'5" (4.60m x 2.26m)

LANDING

BEDROOM ONE  
13'4" x 8'6" (4.06m x 2.59m)

BEDROOM TWO  
9'5" x 8'3" (2.87m x 2.51m)

BEDROOM THREE  
13'10" > 10'10" x 5'11" (4.22m > 3.30m x 1.80m)

WET ROOM  
6'1" x 6'1" (1.85m x 1.85m)

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.





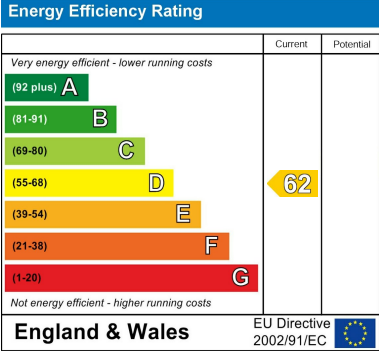




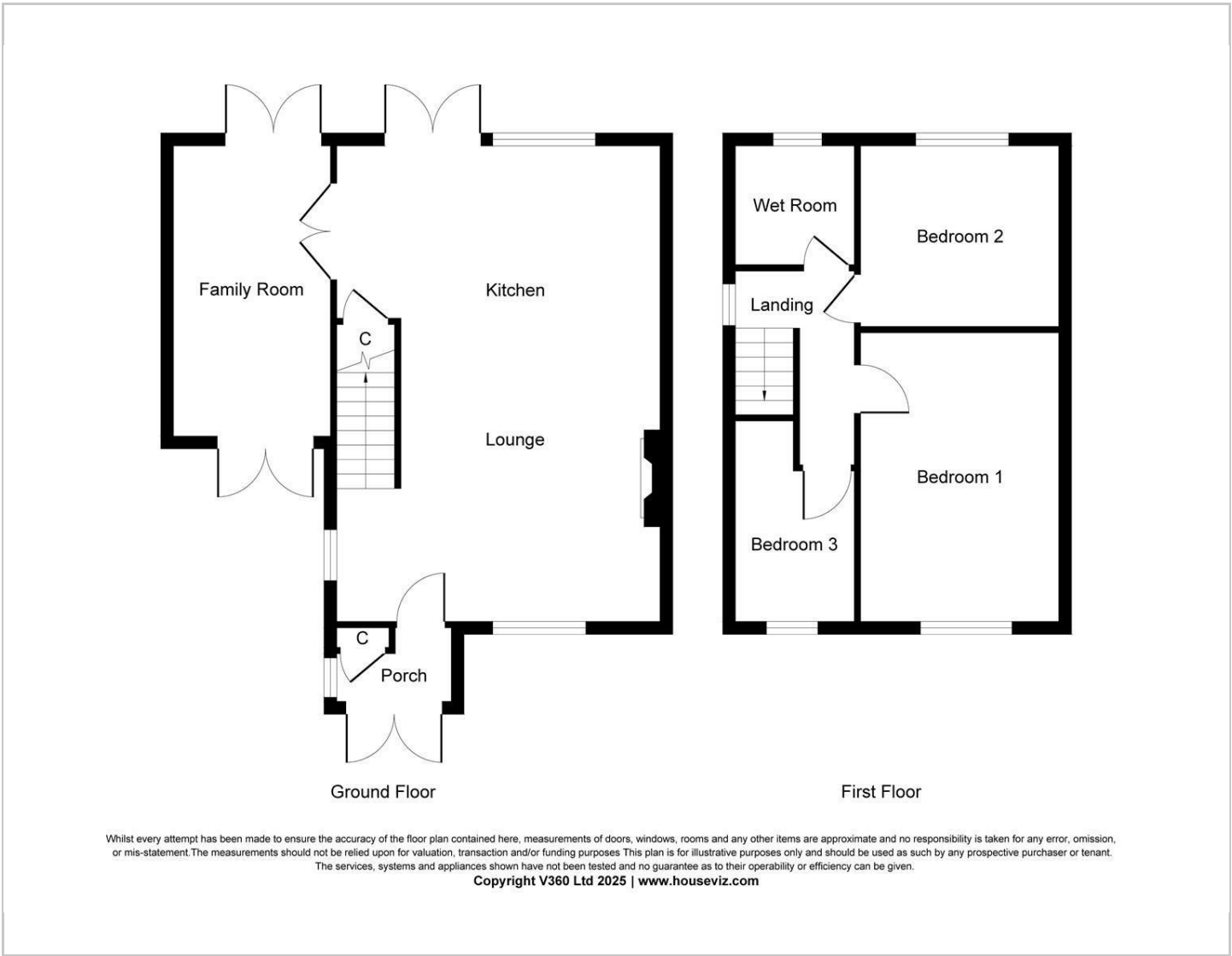
Map



EPC graph



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.