



Maritime Road
Stockton-On-Tees

£98,000

ENERGY RATING: B-84

Sold under the DISCOUNT MARKET SALE SCHEME we are delighted to offer this excellently presented modern three bedroom house, ideally located close to Stockton town centre and all amenities. The property boasts a modern kitchen, cloaks/WC, spacious lounge with French doors opening to the garden, three good-sized first floor bedrooms and a family bathroom. There is a low maintenance garden to the rear with artificial lawn & patio and a double length driveway to the side with EV charging point. Energy Rating: B-84. Council tax band: B (£2,000.52).



- DISCOUNT MARKET SALE SCHEME • Modern Three Bedroom House • Spacious Lounge & Kitchen/Diner • Modern Bathroom & Cloaks/WC

Entrance Hall

Composite front door, staircase to first floor and a radiator.

Kitchen/Diner

Front aspect UPVC double glazed window, a range of base & wall units with rolled worksurfaces & matching upstand incorporating a stainless steel sink & mixer tap, gas hob with oven below & extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, laminate flooring and a radiator.

Cloaks/WC

Side aspect UPVC double glazed window, hand wash basin, low level WC and a radiator.

Lounge

Rear aspect UPVC double glazed French doors opening to the garden, laminate flooring and a radiator.

First Floor Landing

Access to loft and a radiator.

Bedroom One

Front aspect UPVC double glazed window, fitted sliding wardrobes and a radiator.

Bedroom Two

Rear aspect UPVC double glazed window and a radiator.

Bedroom Three

Rear aspect UPVC double glazed window and a radiator.

Family Bathroom

Side aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin & low level WC. Tiled walls, spot lights, extractor fan and a heated towel rail.

Externally

There is a small artificial lawn to the front of the property with path leading to the front door and then round to the rear where there is a double length driveway with EV charging point. To the rear is an enclosed garden with patio, artificial lawn, garden shed and a gate to the rear.

**** Agents Notes ****

The property is sold under the governments Discount Market Sale scheme (70% of Open Market Value).

Further information on this scheme can be found at the following links:

<https://www.stockton.gov.uk/article/15958/Selling-a-property-purchased-under-the-Discount-Market-Sale-scheme>

<https://www.stockton.gov.uk/article/15960/Eligibility-criteria>



- Well Presented Throughout • Double Drive & EV Charger • Low Maintenance Gardens • Close to Local Amenities • Energy Rating: B-84 • Council tax band: B (£2,000.52)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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