



The Avenue, Stockton-On-Tees - TS19 7EP



Guide Price £290,000 - £300,000



37a The Avenue, Stockton-On-Tees

Offers Invited Between £290,000 and £300,000

Tucked away on the sought-after road 'The Avenue', this stunning three-bedroom detached home offers a perfect blend of modern comforts and timeless character. The property boasts a large driveway that can accommodate multiple vehicles - perfect for those with a growing family or frequent guests. Step inside to discover an open plan kitchen with integrated appliances that make cooking a joy, while the low maintenance garden allows you to enjoy the outdoors without the hassle of excessive upkeep. The lounge/diner exudes charm, with a wood-burning stove adding warmth and character to the living space, creating a cosy atmosphere to unwind after a long day. The accommodation has been extended and refurbished to an exquisite standard by its current owners, ensuring a comfortable and stylish living environment for its lucky new residents.

The home is flooded with natural light thanks to an array of windows and velux windows strategically placed throughout the property, giving it a bright and airy ambience. Don't miss out on this opportunity to own a home that seamlessly combines modern convenience with traditional charm, making it a truly unique and inviting retreat in a prime location.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Kitchen

18' 1" x 18' 1" (5.51m x 5.52m)

Ground Floor Wc

8' 11" x 4' 0" (2.73m x 1.22m)

Lounge

8' 11" x 4' 0" (2.73m x 1.22m)

Landing

11' 5" x 8' 11" (3.47m x 2.71m)

Bathroom

7' 10" x 4' 5" (2.38m x 1.35m)

Bedroom One

11' 7" x 18' 1" (3.53m x 5.52m)

En-Suite

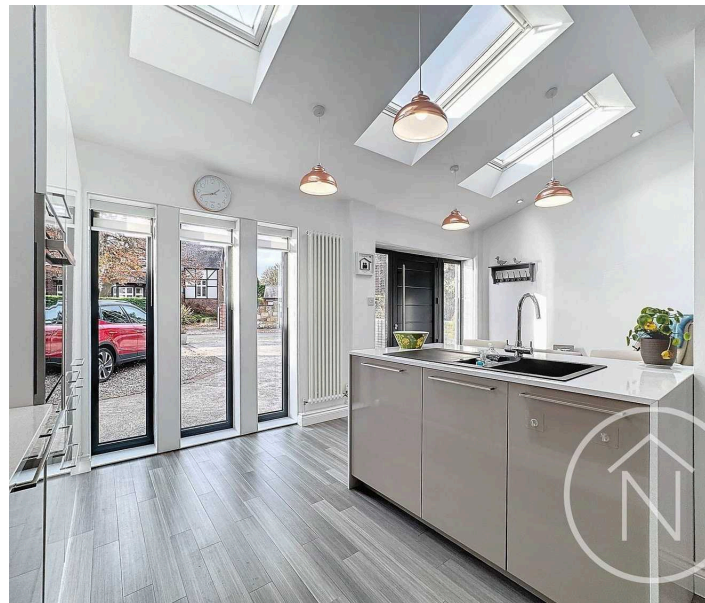
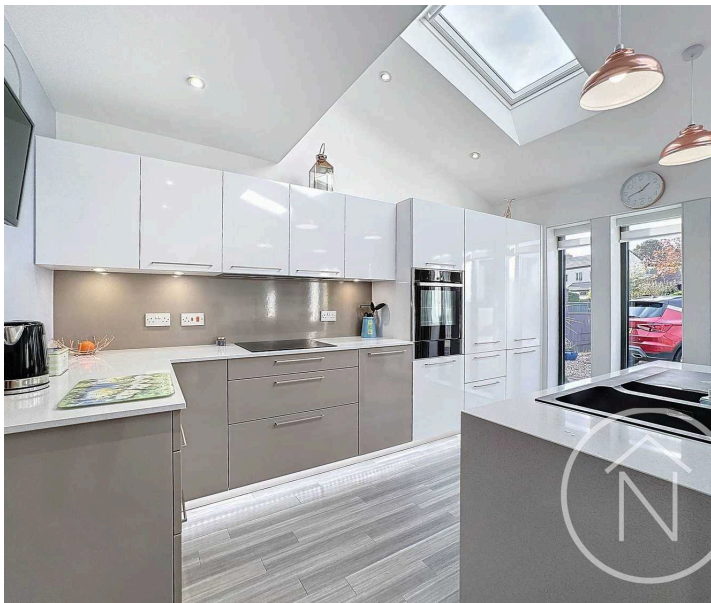
7' 11" x 5' 11" (2.41m x 1.80m)

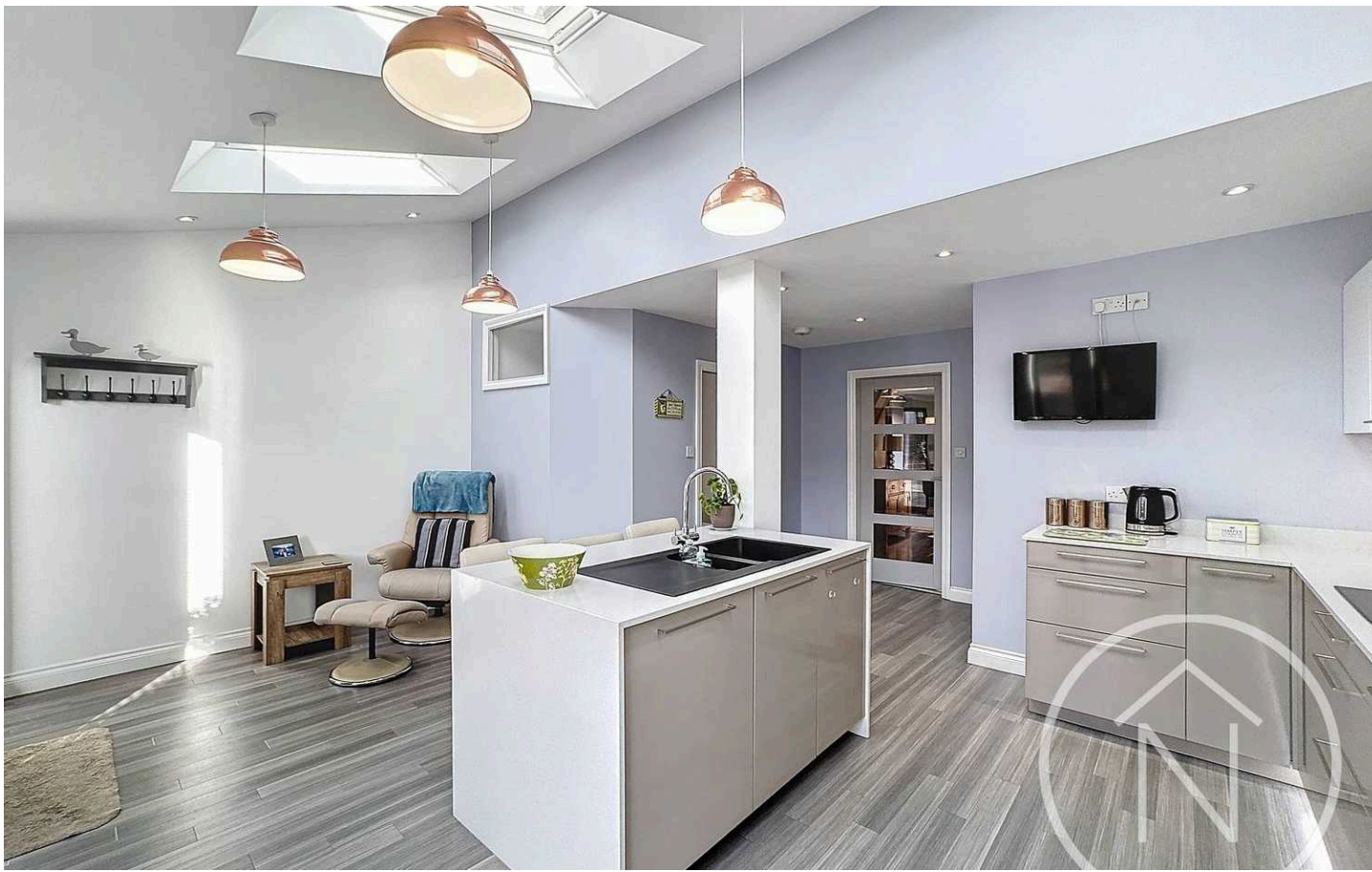
Bedroom Two

14' 10" x 8' 11" (4.51m x 2.72m)

Bedroom Three

11' 4" x 8' 11" (3.45m x 2.73m)

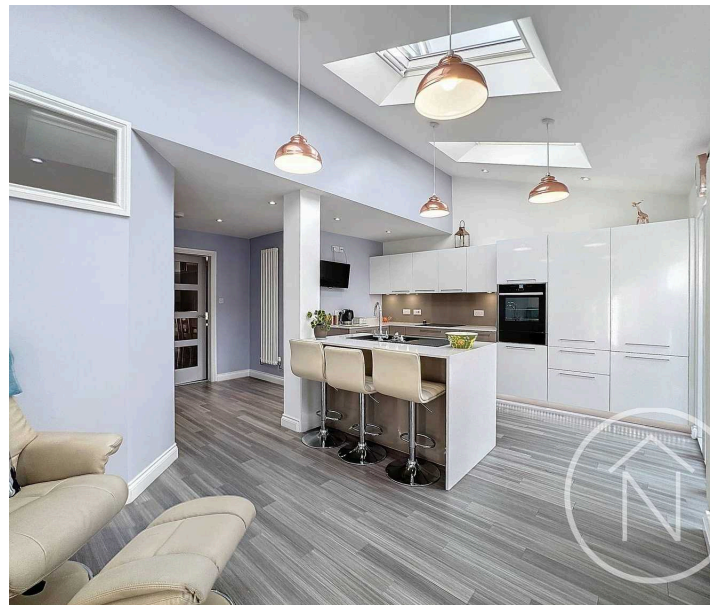


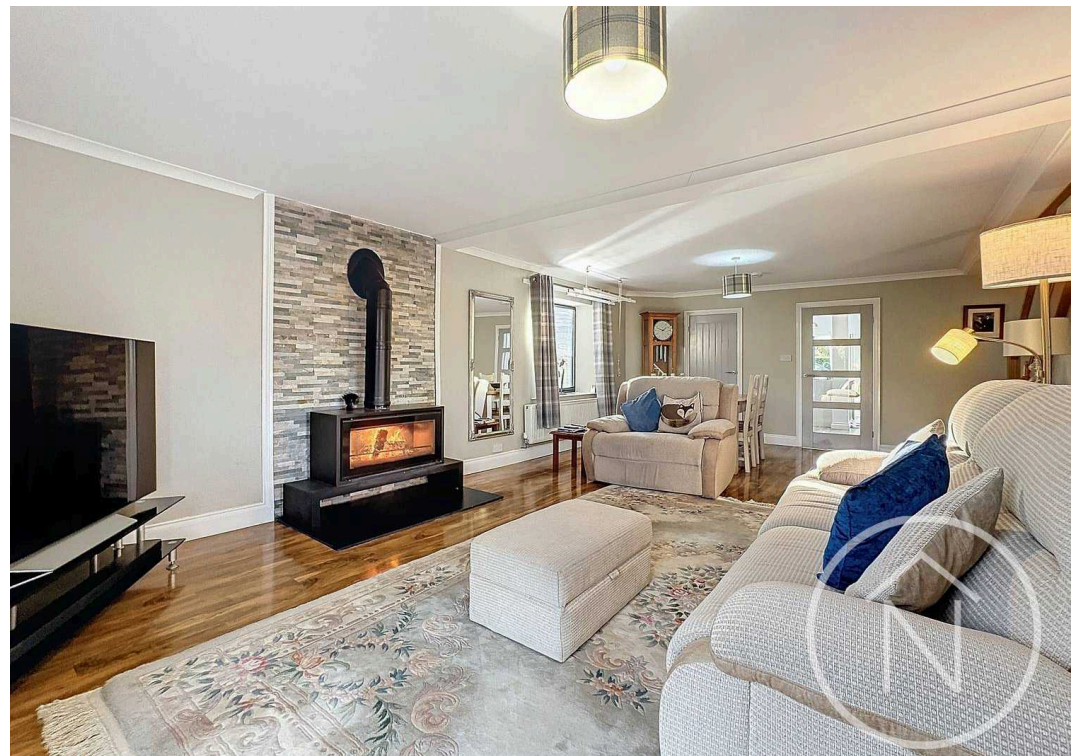
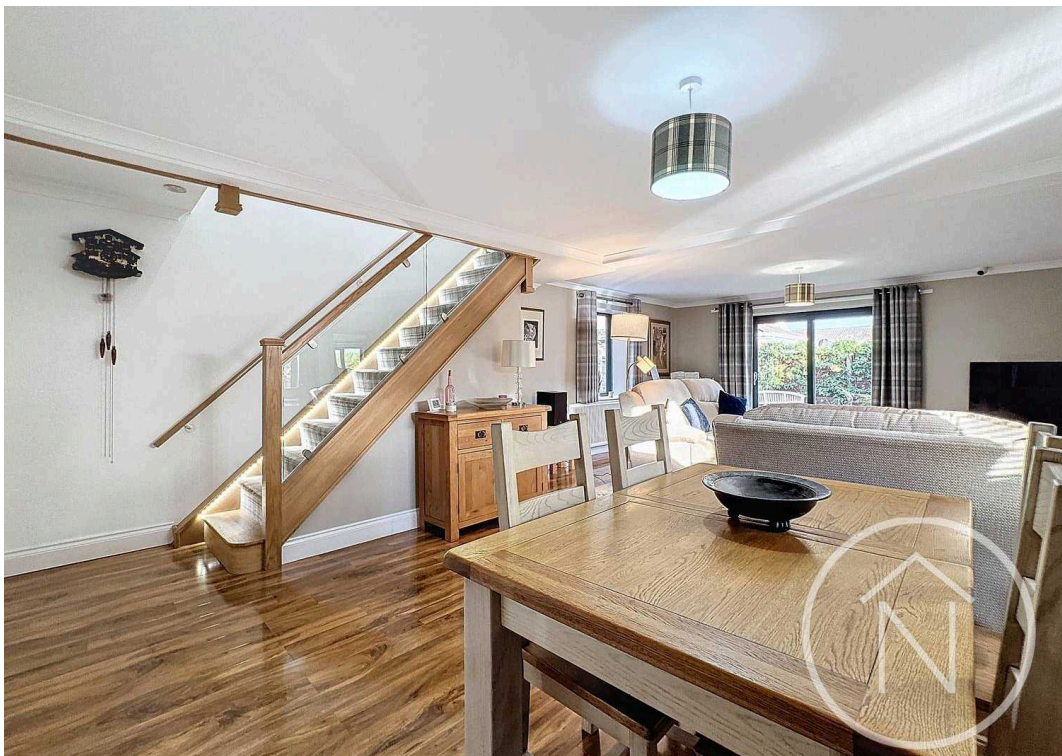
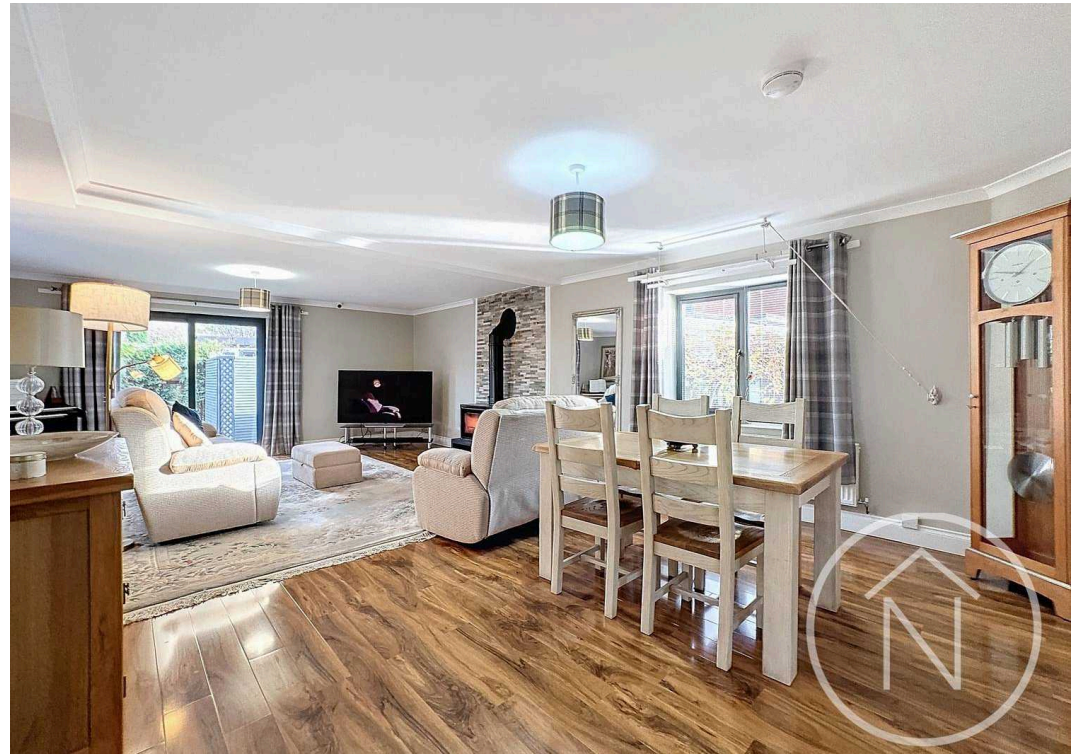


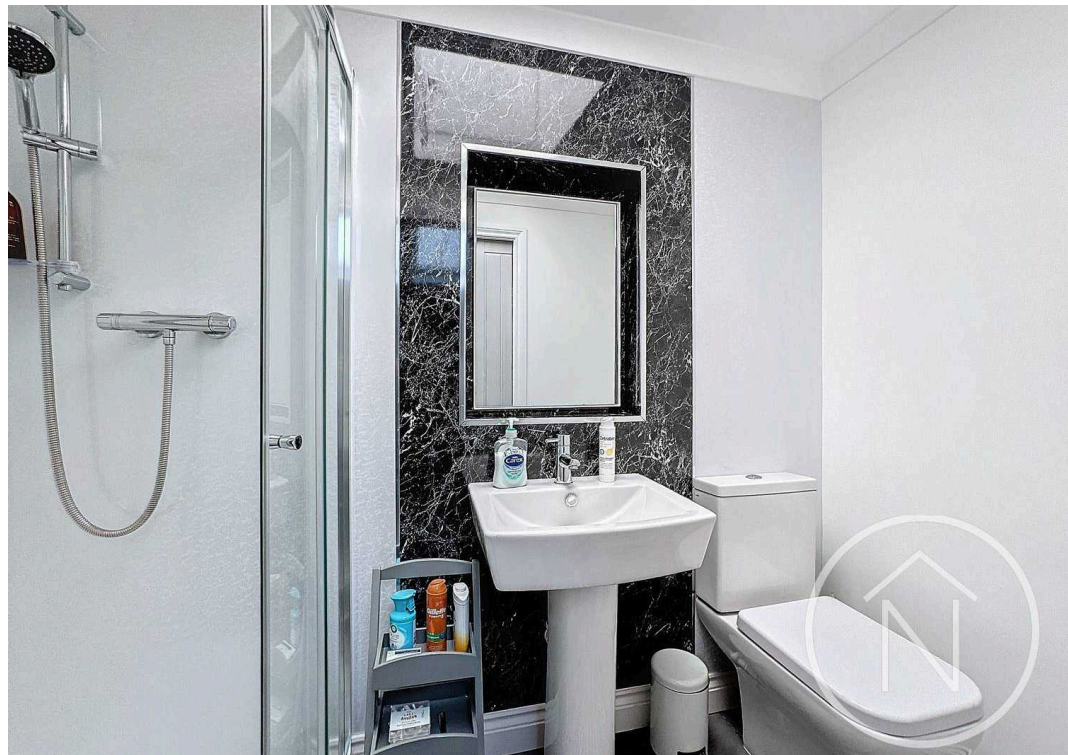
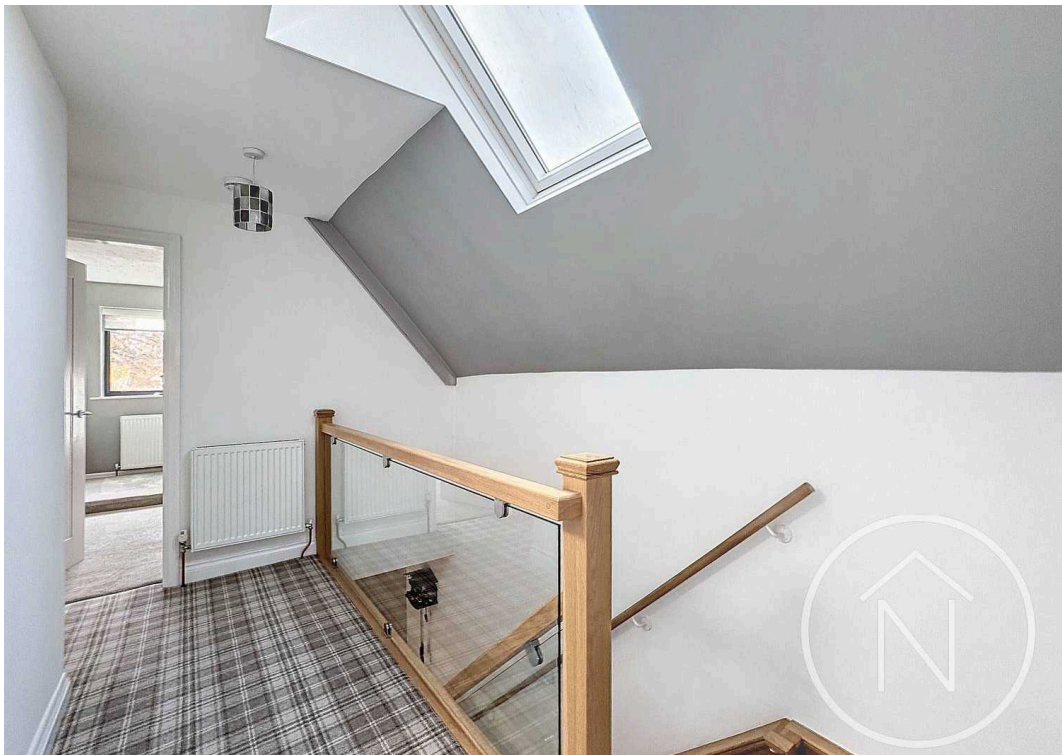
GARDEN

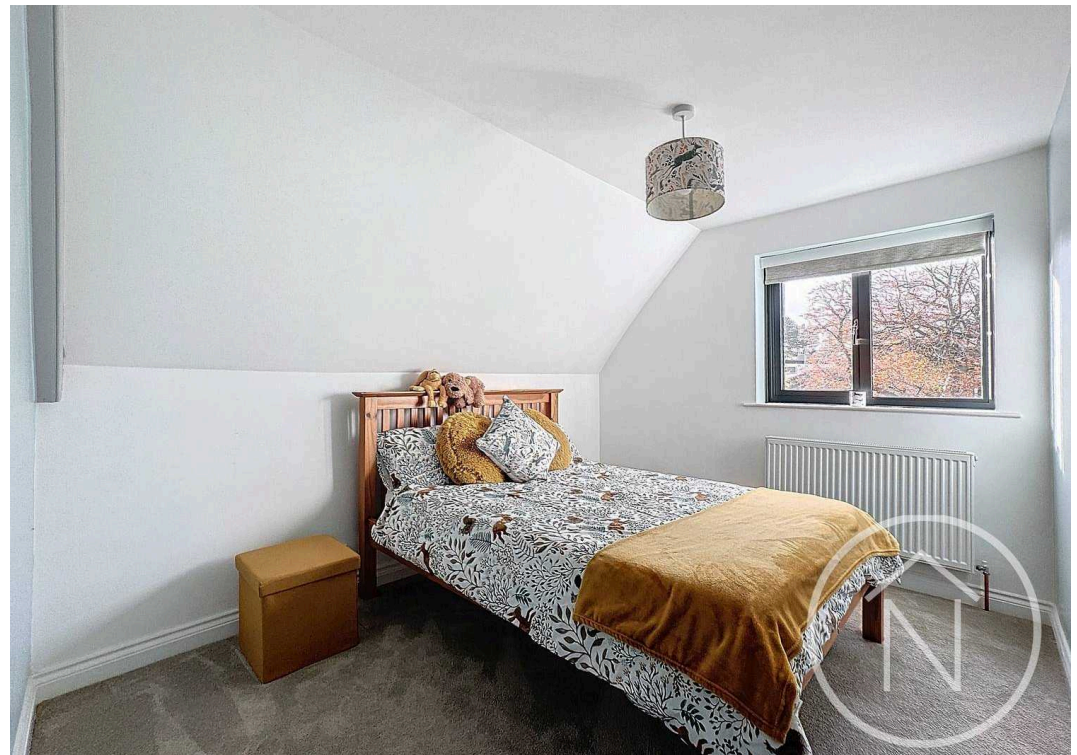
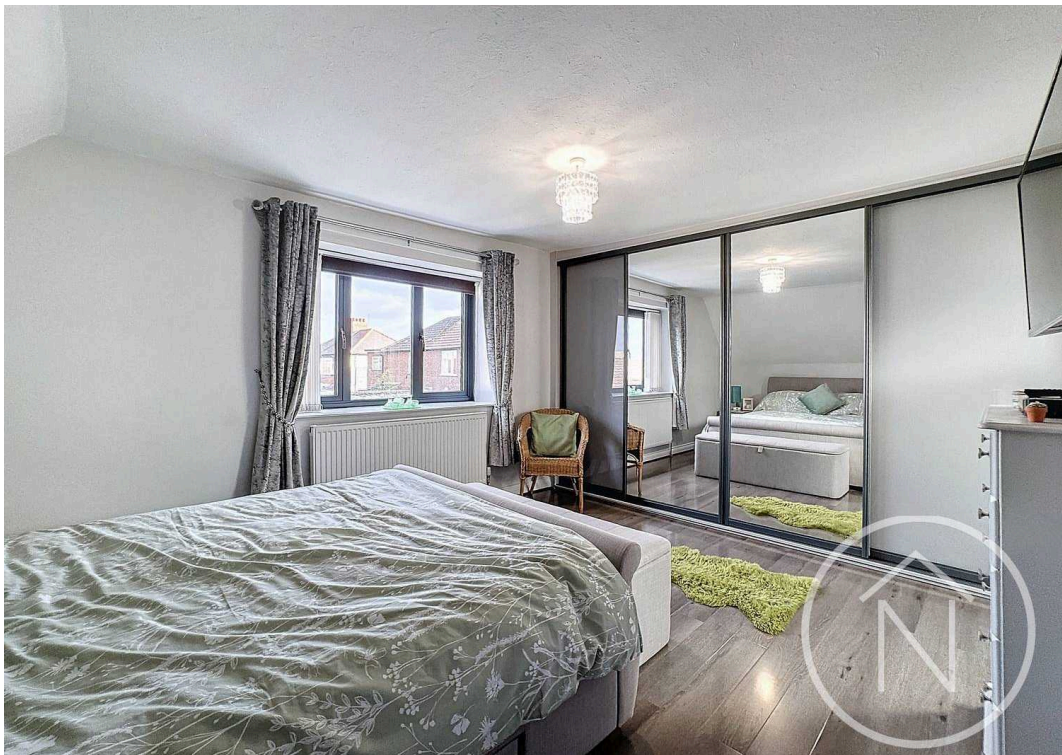
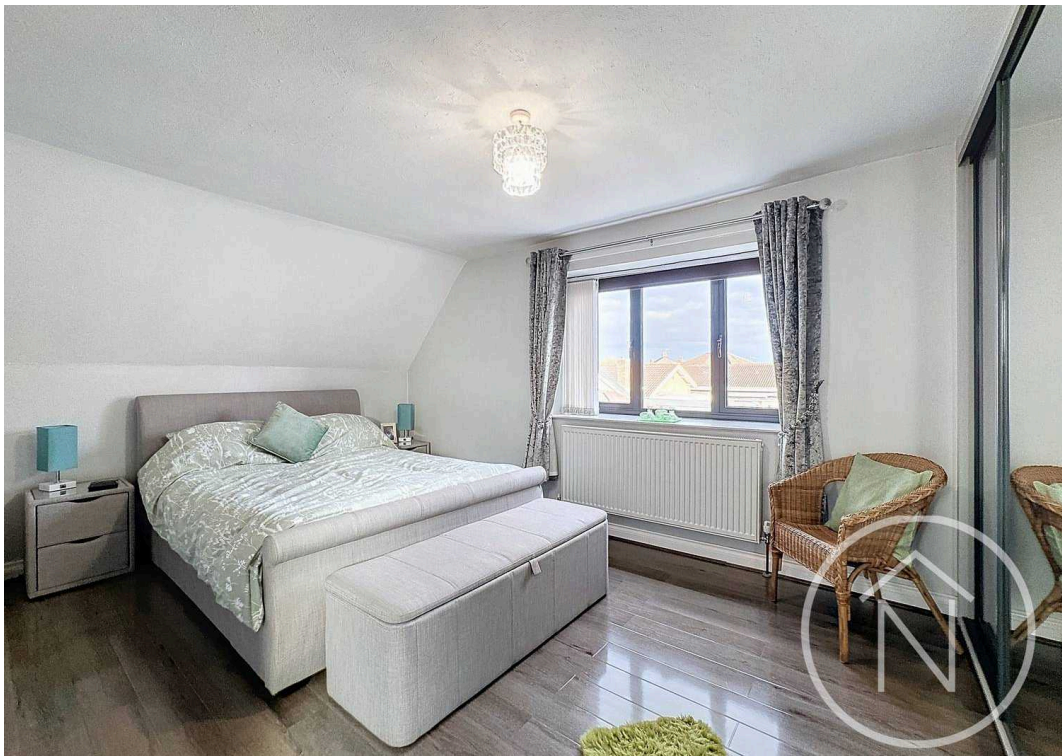
DRIVEWAY

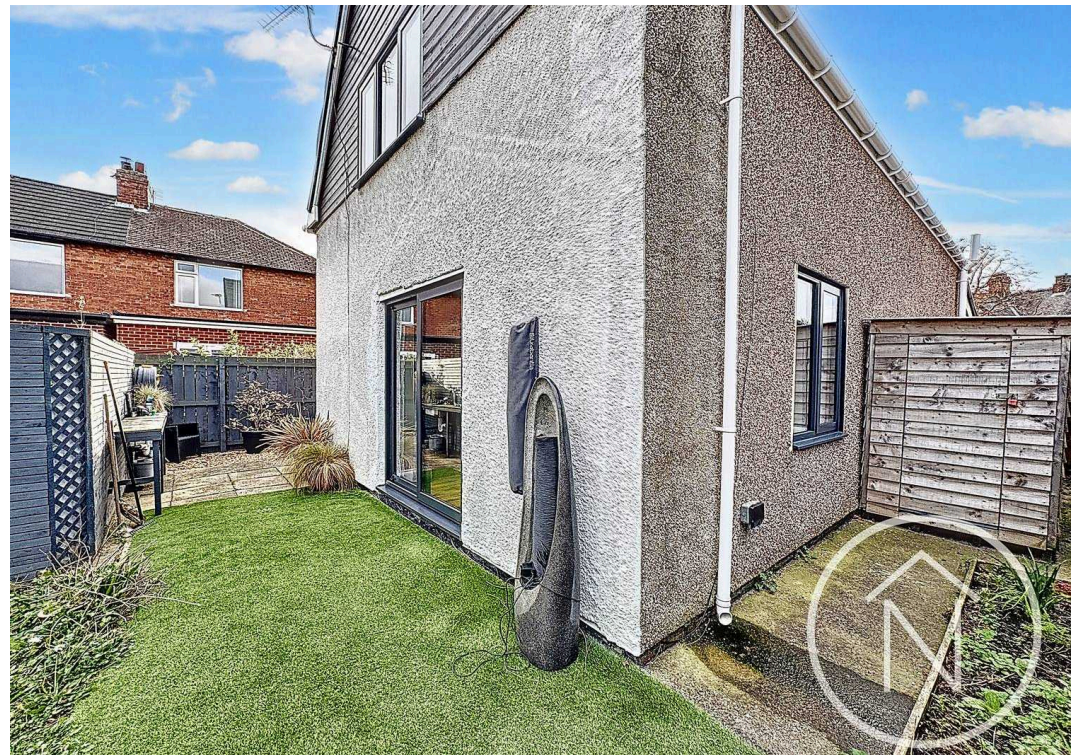
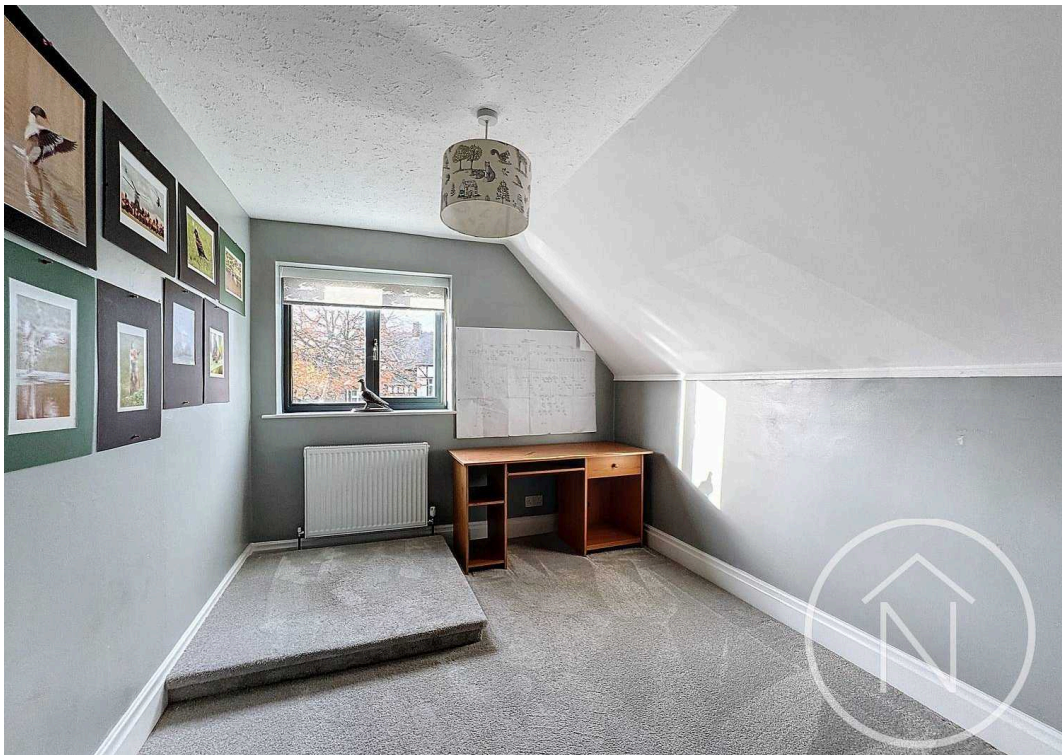
3 Parking Spaces

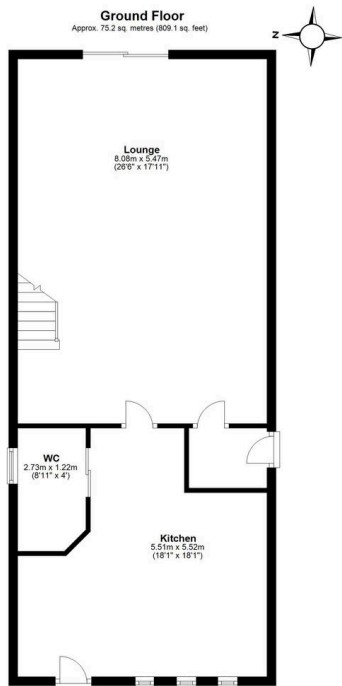




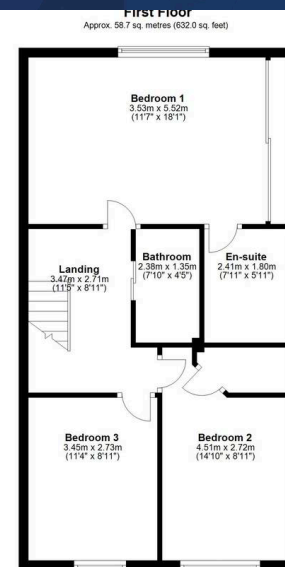








Total area: approx. 133.9 sq. metres (1441.1 sq. feet)
floor plans by horticgate for illustration purpose only all measurements are approximate.
Please contact us using the info.





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