



Swale Road, Stockton-On-Tees - TS20 1BY



Offers Invited Between £110,000 And £120,000



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This charming semi-detached property presents an exceptional opportunity for those in pursuit of a comfortable family home. Boasting three bedrooms, the accommodation offers a well-thought-out layout that includes an inviting entrance hall, a spacious lounge/diner ideal for entertaining guests, a fitted kitchen for culinary enthusiasts, a bathroom complete with separate WC for added convenience, and three generously sized bedrooms. The property benefits from a large rear garden, providing a blank canvas for outdoor enjoyment and al fresco dining opportunities. With the added bonus of no onward chain, the new homeowners can seamlessly transition into this welcoming abode. Further enhancing the appeal of this residence are the practical amenities of gas central heating and UPVC double glazing, ensuring comfort and energy efficiency year-round.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Entrance Hall

11' 9" x 7' 11" (3.57m x 2.41m)

Lounge/Diner

25' 0" x 11' 11" (7.62m x 3.64m)

Kitchen

10' 9" x 7' 10" (3.27m x 2.38m)

Landing

Bathroom

5' 9" x 4' 5" (1.76m x 1.35m)

Wc

2' 7" x 4' 5" (0.79m x 1.35m)

Bedroom One

12' 10" x 10' 11" (3.90m x 3.34m)

Bedroom Two

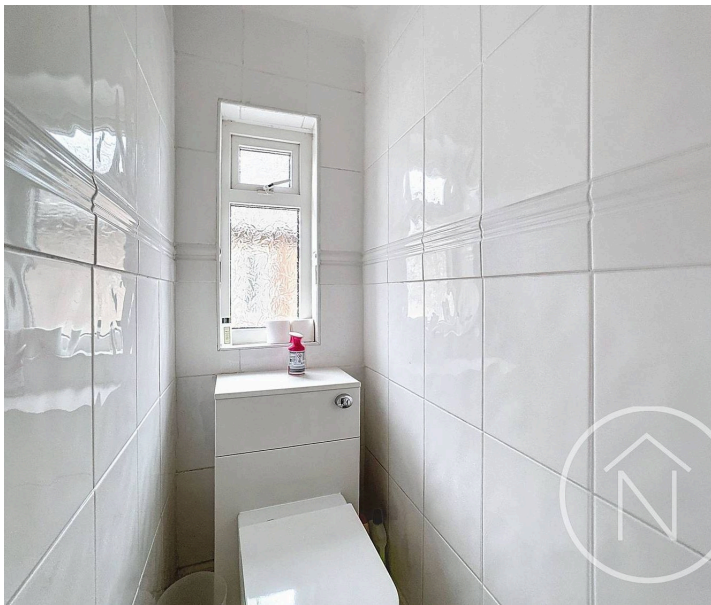
9' 8" x 12' 1" (2.94m x 3.68m)

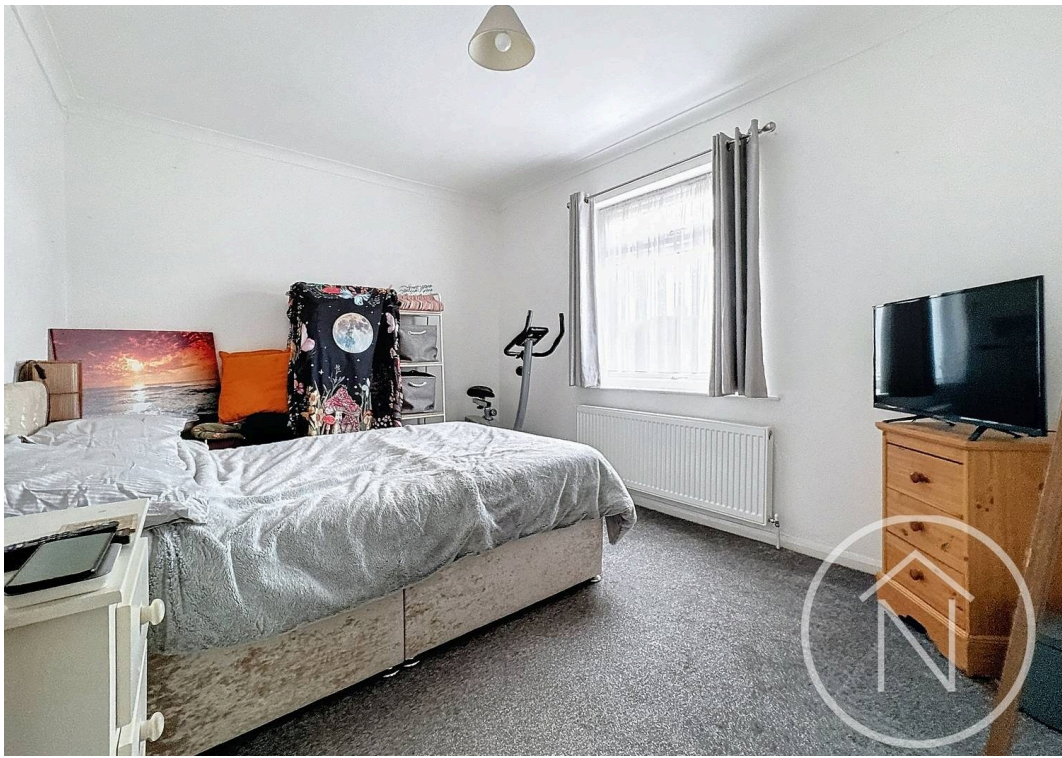
Bedroom Three

8' 10" x 9' 1" (2.69m x 2.77m)



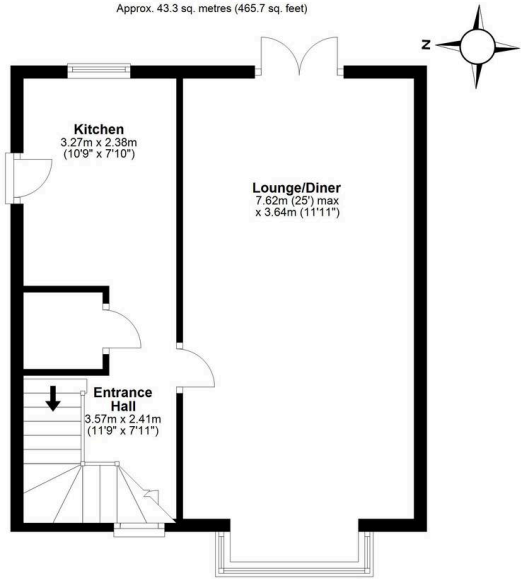
GARDEN





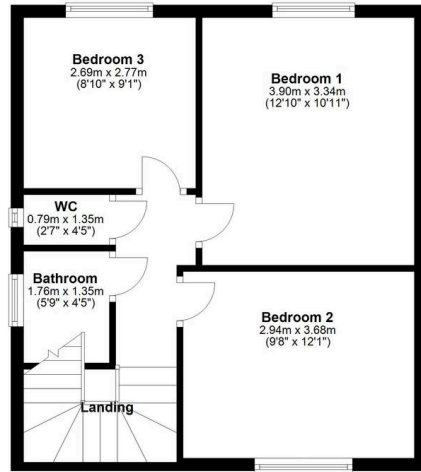
Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

Floor plan(s) by Northgate: for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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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.