



Lustrum View, Stockton-On-Tees - TS20 2FR



Offers Invited Between £170,000 and £180,000





## 7 Lustrum View

Stockton-On-Tees

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This delightful three-bedroom detached property offers a peaceful retreat for those seeking a modern and comfortable home. Boasting a smart design and impeccable finishes, this home is a showcase of contemporary living. As you approach, a driveway welcomes you, offering convenience right from the entrance. The property benefits from UPVC double glazing, ensuring both warmth and energy efficiency, resulting in a remarkable Energy Efficiency Rating of B. Internally, the accommodation is thoughtfully laid out, with a ground floor WC, a family bathroom, and an en-suite for added convenience. The living space comprises an entrance hall, a spacious lounge, and a sleek kitchen/diner, providing ample space for entertaining and every-day living. The first floor reveals a well-appointed landing leading to three inviting bedrooms, with the master bedroom enjoying the luxury of an en-suite.

Outside, the property further impresses with a generous garden to the rear, offering an enclosed space for outdoor enjoyment. With a perfect balance of indoor comfort and outdoor charm, this property provides a harmonious blend of modern amenities and tranquil living, making it an ideal choice for those looking for a well-rounded home in a quiet location. Don't miss the opportunity to make this your own slice of paradise.

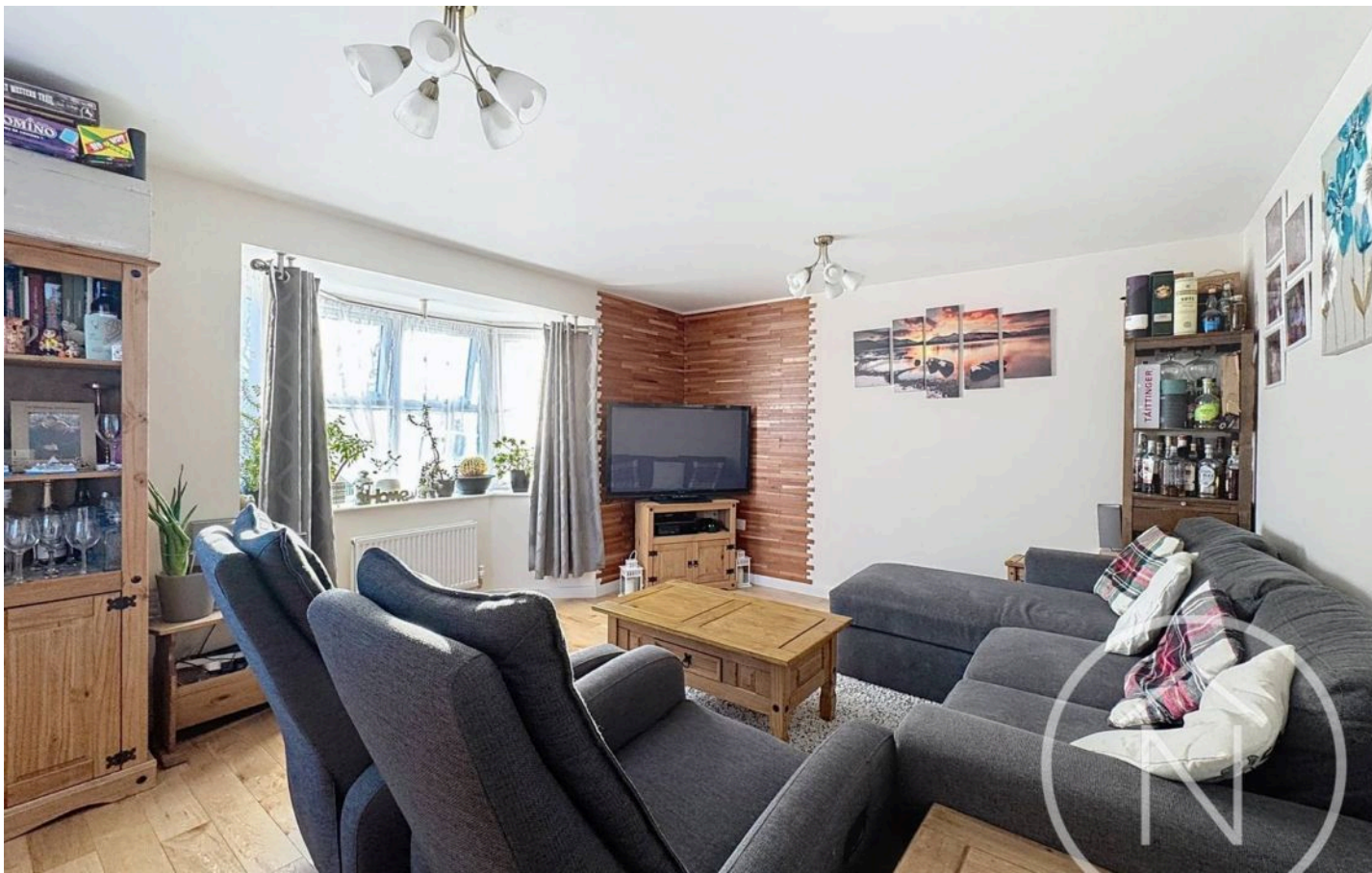
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Entrance Hall**

**Lounge**

13' 9" x 14' 8" (4.18m x 4.48m)

**Wc**

4' 8" x 4' 2" (1.41m x 1.27m)

**Kitchen/Diner**

10' 6" x 15' 7" (3.19m x 4.75m)

**Landing**

**Bathroom**

7' 6" x 4' 10" (2.28m x 1.47m)

**Bedroom One**

13' 9" x 11' 2" (4.18m x 3.40m)

**En-Suite**

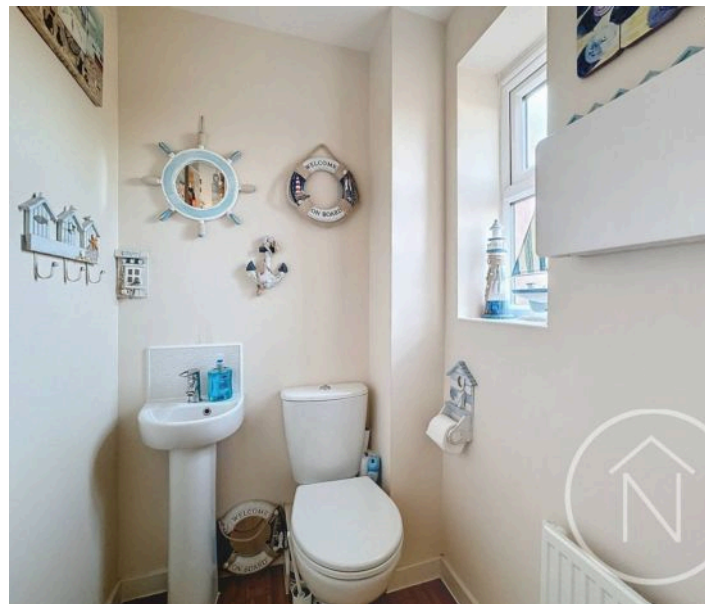
8' 6" x 5' 0" (2.60m x 1.53m)

**Bedroom Two**

11' 11" x 11' 2" (3.64m x 3.40m)

**Bedroom Three**

8' 9" x 6' 5" (2.67m x 1.96m)







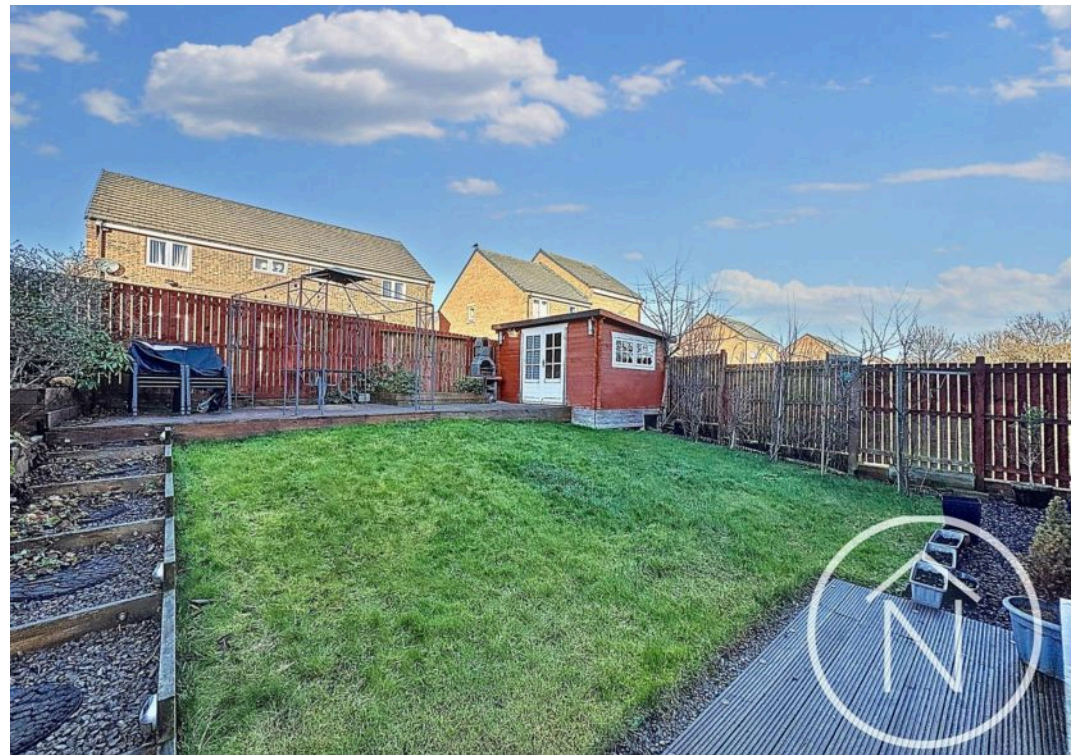
GARDEN

DRIVEWAY

2 Parking Spaces









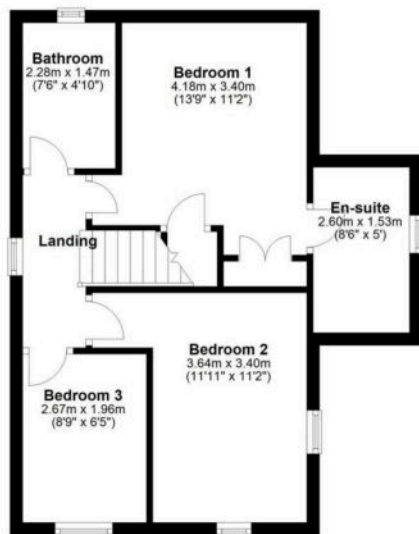
### Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 80.2 sq. metres (863.2 sq. feet)

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





## Northgate - Teesside

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