



New Earswick Street, TS19 8EU



In Excess of £140,000





## New Earswick Street

### Stockton-On-Tees

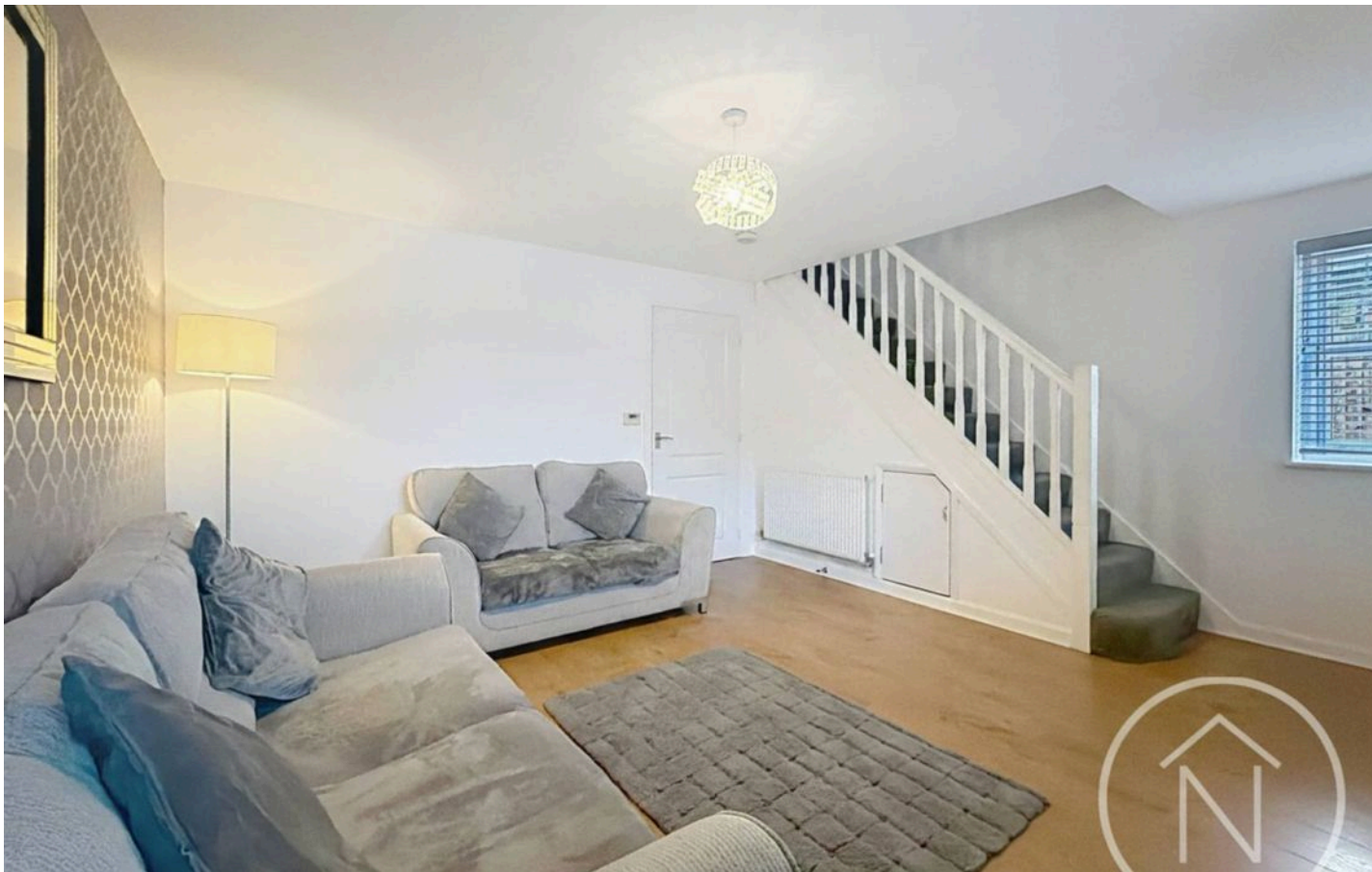
This well-presented three bedroom semi detached home is ideally situated in a quiet cul-de-sac, offering a perfect opportunity for first time buyers. The property features a driveway providing off street parking and benefits from UPVC double glazing and gas central heating throughout. The accommodation comprises a welcoming entrance hall, a convenient ground floor WC, a spacious lounge, and a modern kitchen/diner with patio doors leading to the rear garden (south facing for optimal natural light). Upstairs, the landing leads to three well-proportioned bedrooms and a stylish family bathroom. The property is ideally located close to a range of local shops, North Tees Hospital, and other essential amenities, making it a practical and attractive choice for those seeking a comfortable and accessible home. With its contemporary interior and thoughtful layout, this home offers both comfort and functionality in a sought-after residential area. Early viewing is highly recommended to fully appreciate the quality and convenience this property has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



**Entrance Hall**

**Wc**

**Lounge**

15' 1" x 15' 9" (4.60m x 4.79m)

**Kitchen/Diner**

15' 0" x 8' 3" (4.58m x 2.51m)

**Landing**

6' 3" x 7' 11" (1.90m x 2.42m)

**Bathroom**

6' 2" x 5' 6" (1.87m x 1.67m)

**Bedroom 1**

8' 7" x 13' 4" (2.61m x 4.06m)

**Bedroom 2**

8' 7" x 10' 9" (2.61m x 3.27m)

**Bedroom 3**

6' 2" x 10' 3" (1.89m x 3.12m)







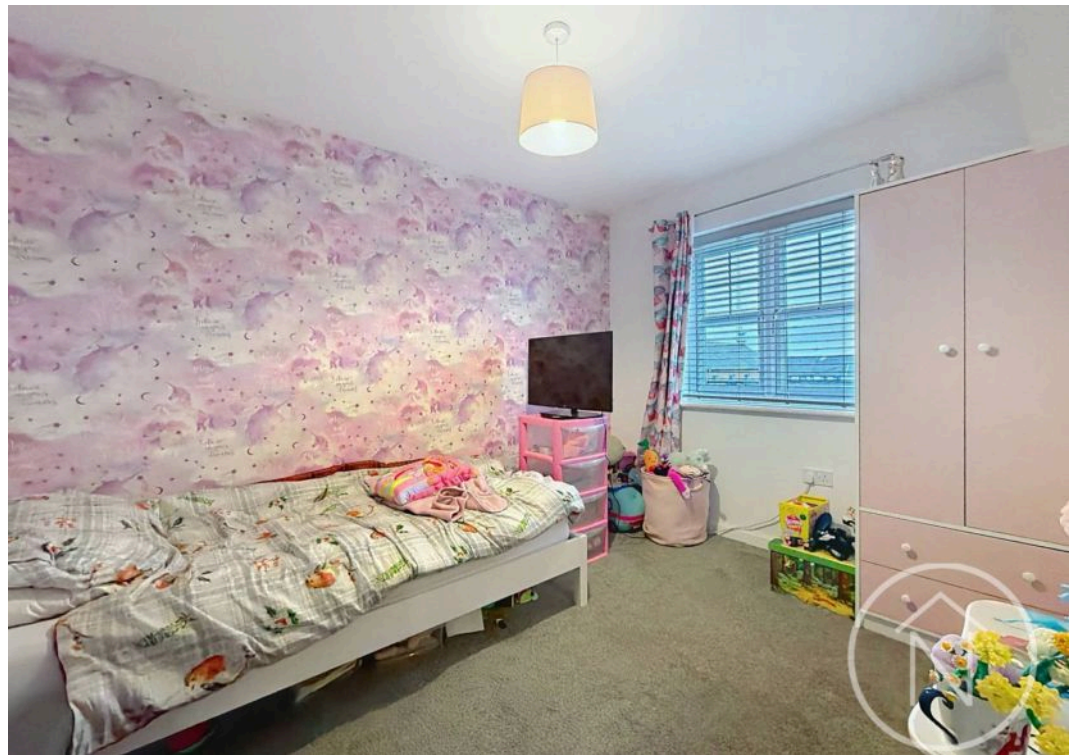
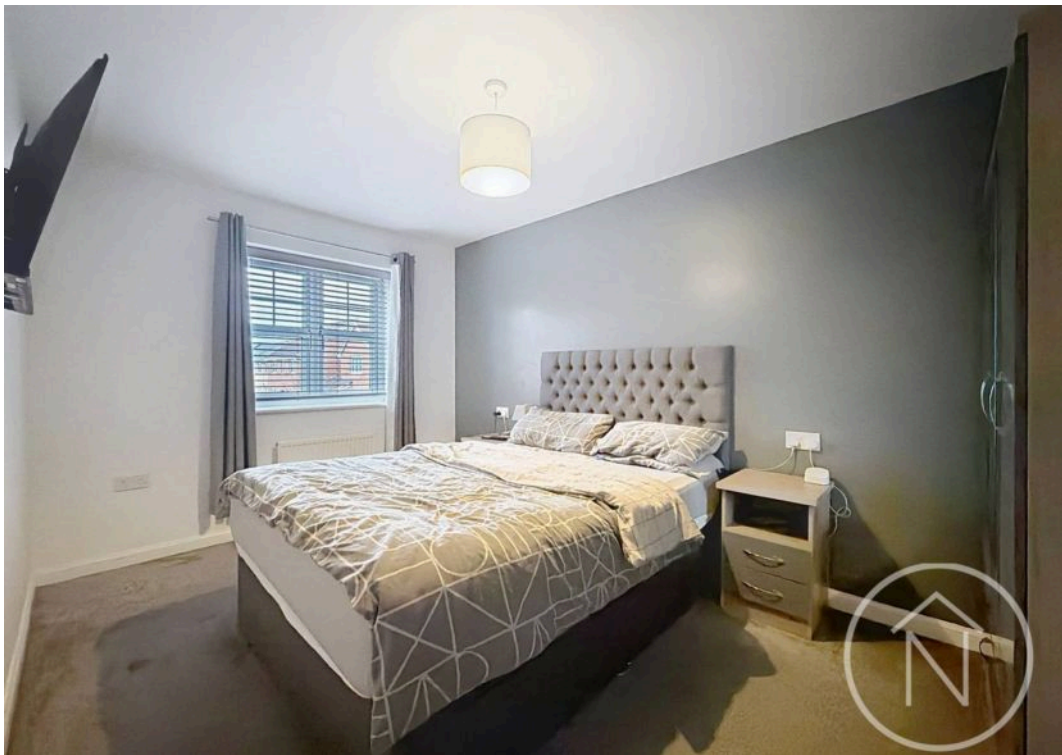
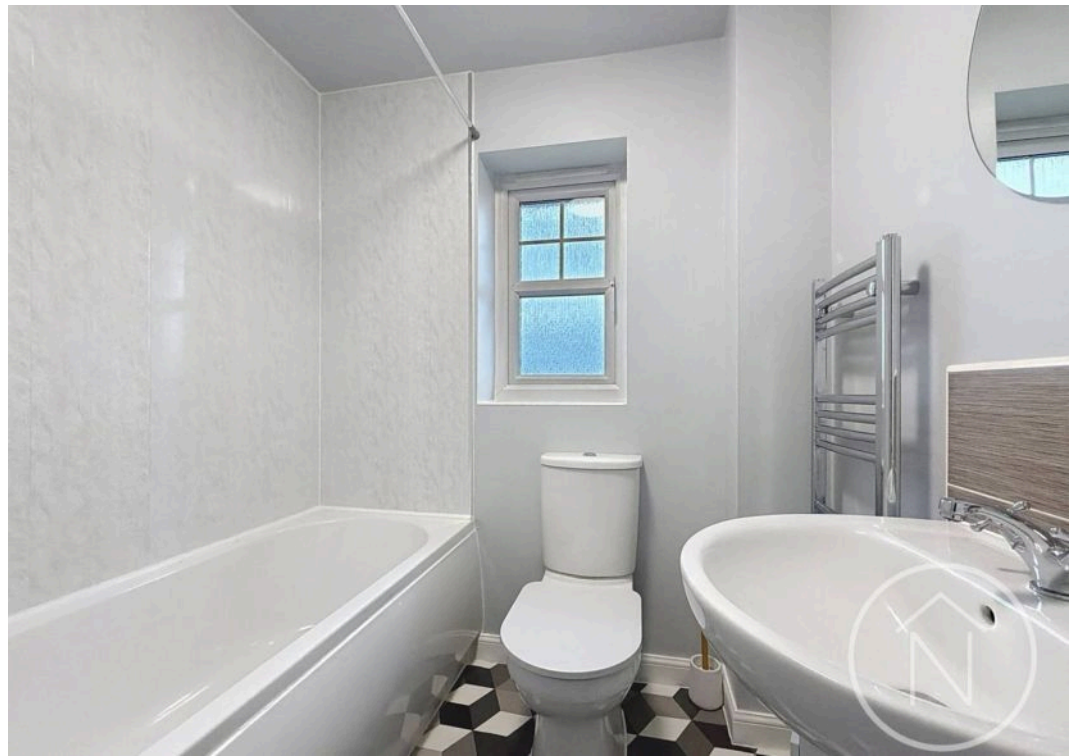
GARDEN

DRIVEWAY

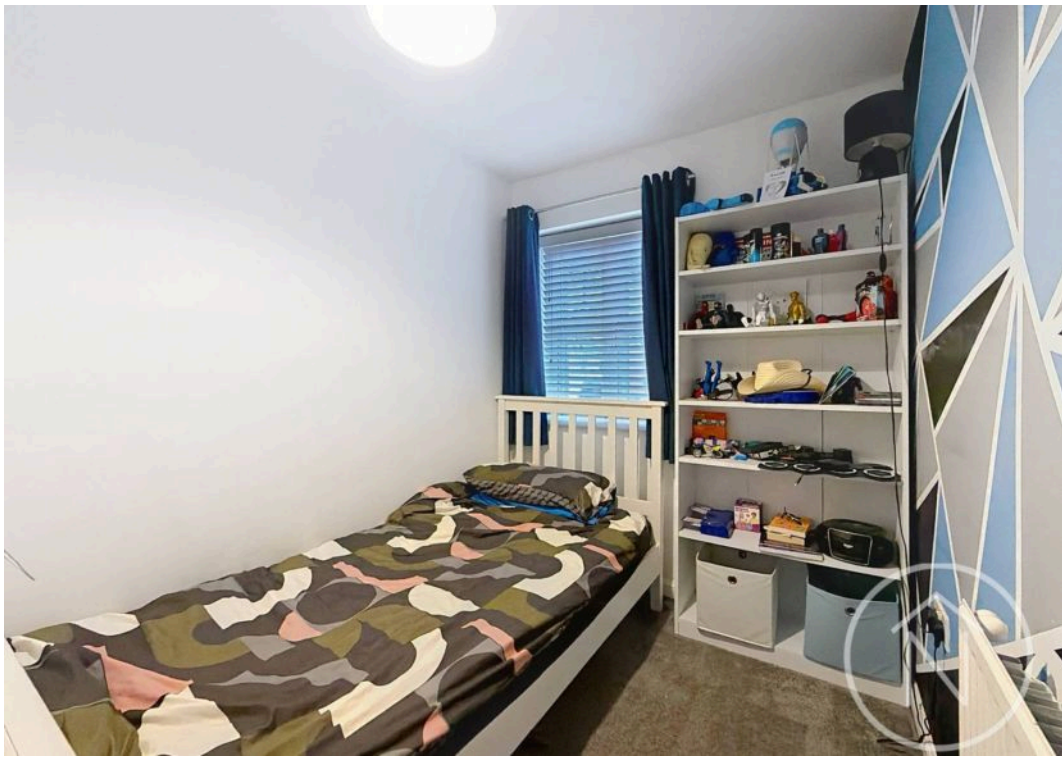
2 Parking Spaces





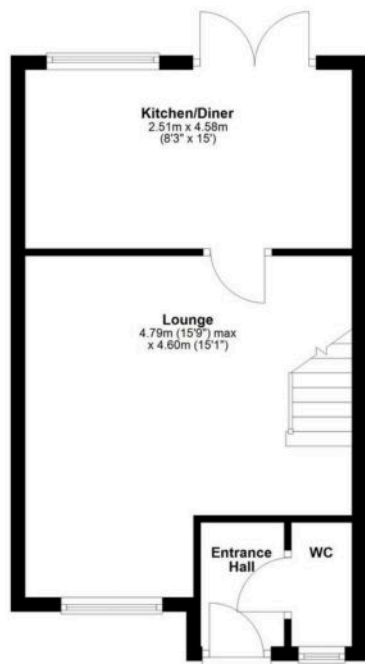






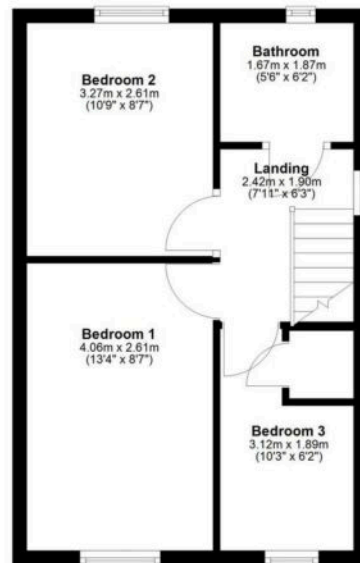
### Ground Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 sq. feet)





## Northgate - Teesside

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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.