



Washington Grove, Stockton-On-Tees - TS20 1BU



In Excess of £130,000



## Washington Grove

Stockton-On-Tees

If you're looking for a home you can move straight into with space, style and a great layout for everyday living, this one is well worth a look.

This well presented three bedroom semi-detached home is located within a popular area of Norton and offers a modern finish throughout, making it ideal for first time buyers or growing families.

The ground floor features a welcoming entrance hall, a spacious lounge with plenty of natural light, and a modern fitted kitchen to the rear with ample worktop and dining space, along with access out to the garden.

Upstairs, there are three bedrooms, including two well-proportioned doubles and a third room ideal as a nursery, dressing room or home office, all served by a contemporary family bathroom.

Externally, the property benefits from a driveway leading to a garage, providing off-street parking, along with a rear garden that offers a mix of patio and lawn space. Perfect for both relaxing and entertaining.

Further benefits include UPVC double glazing and gas central heating.

A great all-round home in a sought-after location, ready to move straight into.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### Entrance Hall

### Lounge

15' 10" x 10' 11" (4.82m x 3.33m)

### Kitchen

15' 0" x 10' 11" (4.56m x 3.33m)

### Bathroom

7' 11" x 5' 3" (2.42m x 1.61m)

### Bedroom 1

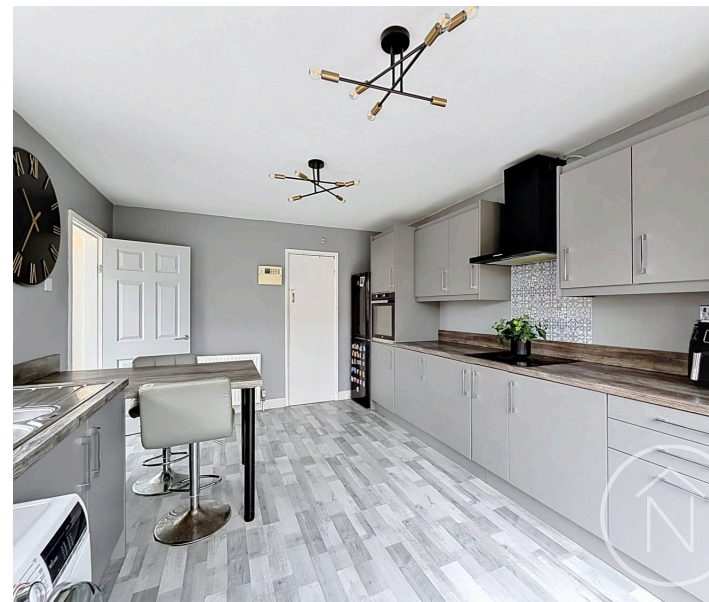
13' 1" x 10' 11" (4.00m x 3.33m)

### Bedroom 2

12' 7" x 11' 0" (3.83m x 3.35m)

### Bedroom 3

7' 11" x 5' 5" (2.42m x 1.65m)





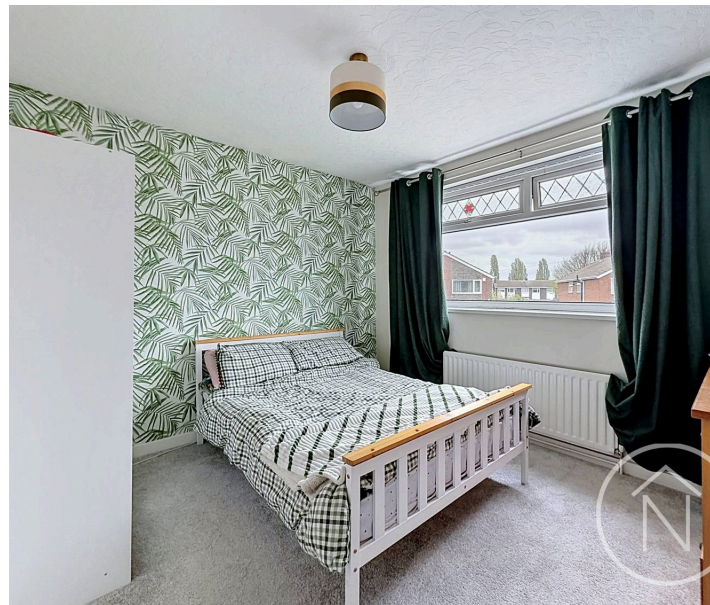
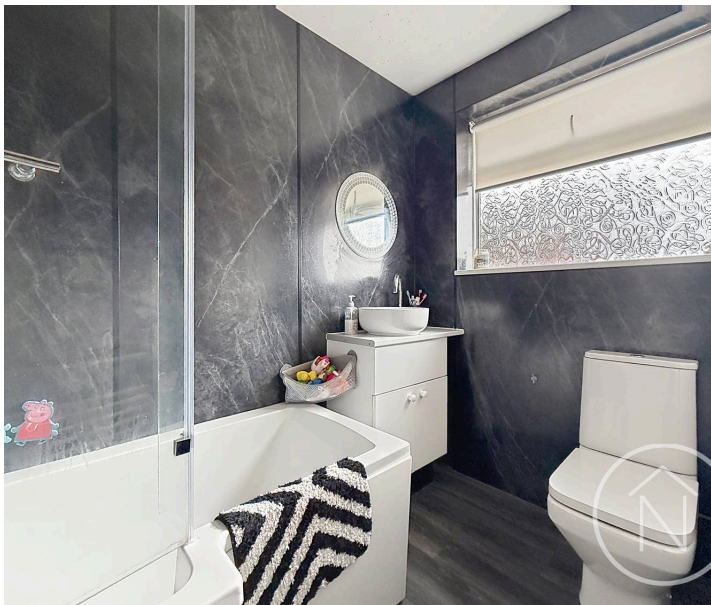
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces





**GARDEN**

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Single Garage

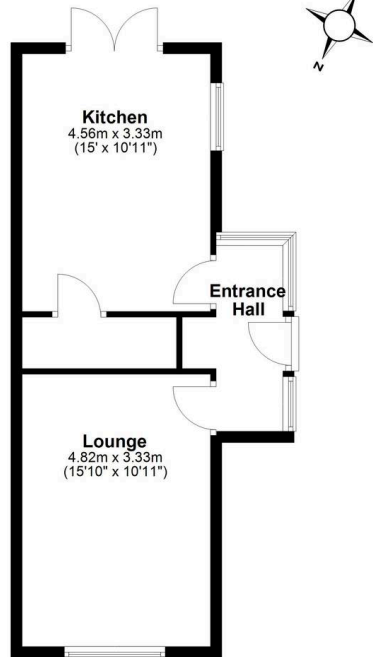
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2 Parking Spaces



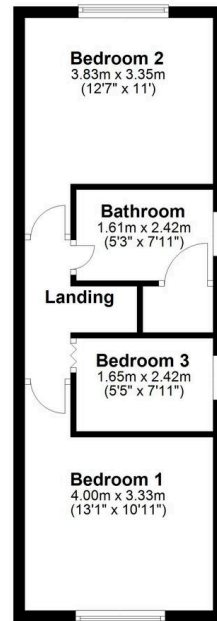
### Ground Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



### First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 74.1 sq. metres (797.5 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.