



Kingfisher Avenue

Stockton-On-Tees



Offers Invited Between £150,000 And £160,000



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This impressive three-bedroom, three-storey townhouse presents a modern and stylish living arrangement, perfectly suited for first-time buyers and families alike. Boasting a private south-facing garden and off-road parking, this property offers contemporary comfort with convenient amenities nearby. The interior features a ground floor WC, family bathroom, and an en-suite shower room, complemented by UPVC double glazing and gas central heating throughout. A versatile dressing area or study provides an ideal space for working from home, while the practical layout includes a well-equipped kitchen/diner and a lounge with access to the garden. On the first floor, two bedrooms and a study can be found, with the second floor dedicated to a master bedroom complete with built-in wardrobes and an en-suite shower room.

Outside, the property offers a peaceful retreat in the form of a private garden, ideal for outdoor entertaining or simply relaxing in the sunshine. Situated within easy reach of local schools, shops, and other amenities, this townhouse combines contemporary living with every-day convenience, making it a desirable choice for those seeking a welcoming and well-appointed home in a sought-after location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

Kitchen

13' 9" x 11' 9" (4.18m x 3.57m)

Lounge

11' 5" x 14' 8" (3.47m x 4.48m)

First Floor Landing

12' 6" x 6' 6" (3.81m x 1.97m)

Family Bathroom

5' 5" x 7' 11" (1.65m x 2.41m)

Bedroom Two

9' 5" x 14' 8" (2.88m x 4.47m)

Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m)

Study / Dressing Area

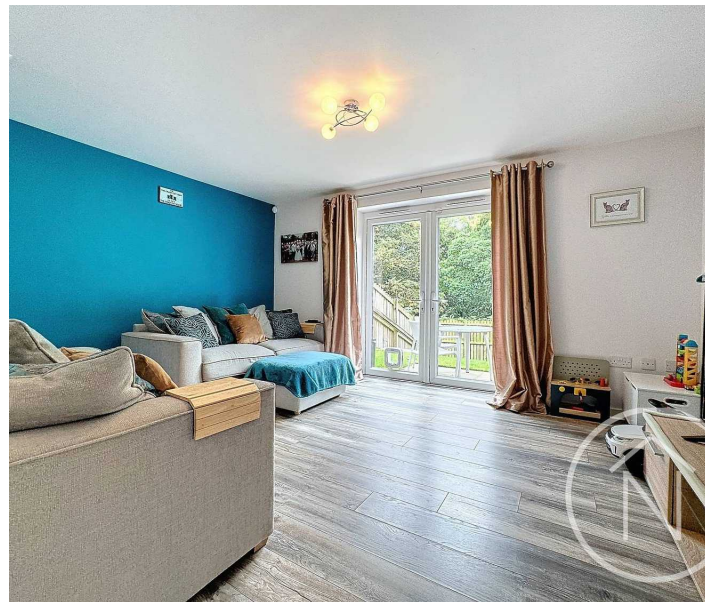
5' 11" x 6' 6" (1.81m x 1.97m)

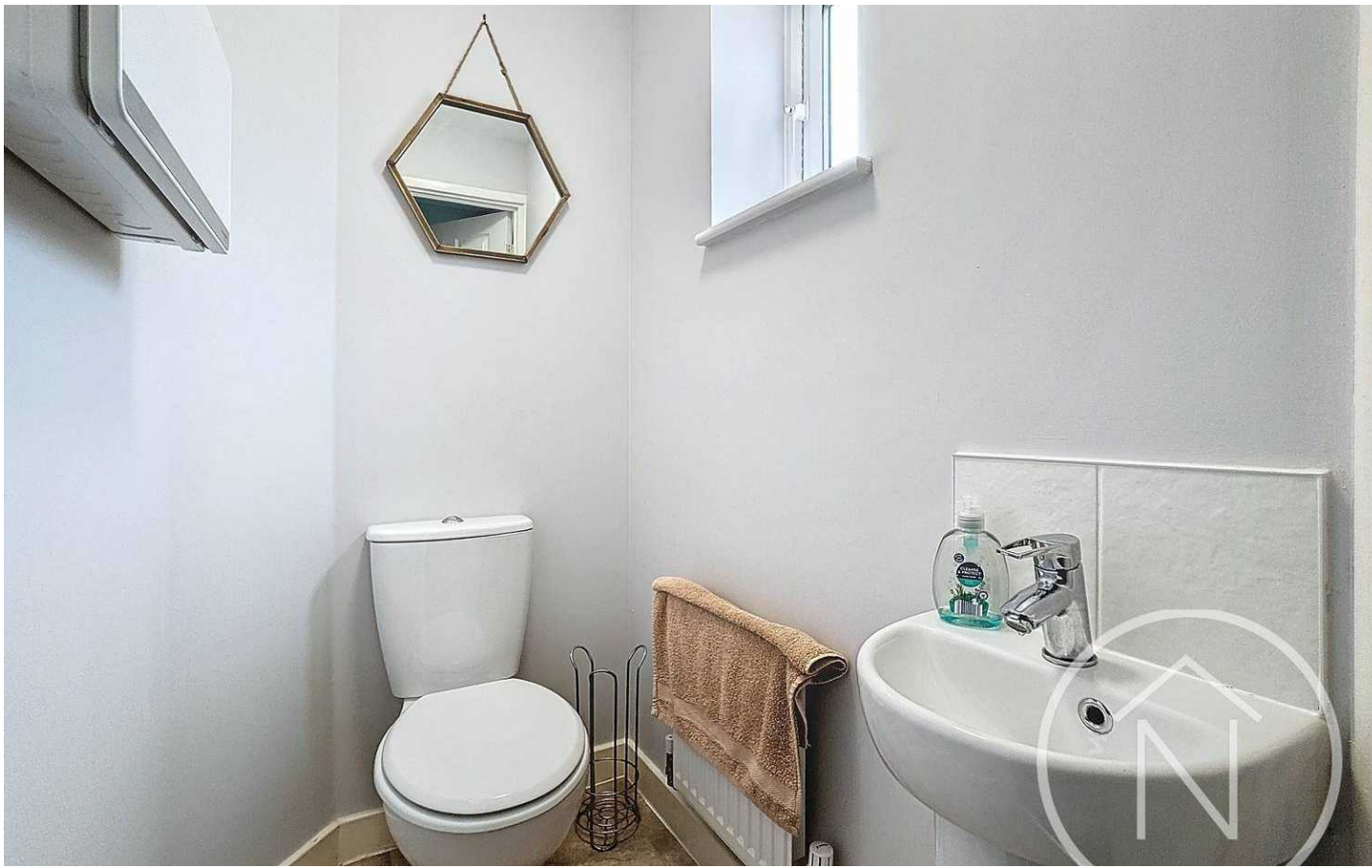
Bedroom One

18' 1" x 14' 7" (5.51m x 4.45m)

En-Suite

5' 10" x 7' 7" (1.77m x 2.30m)

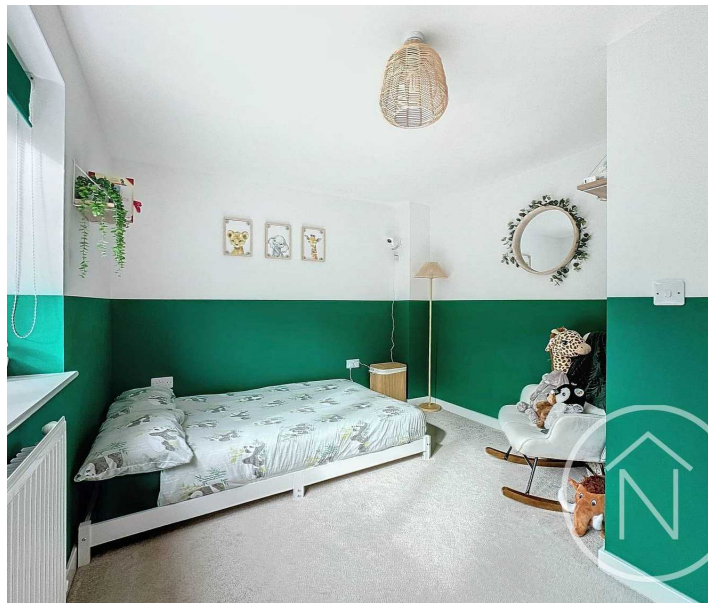
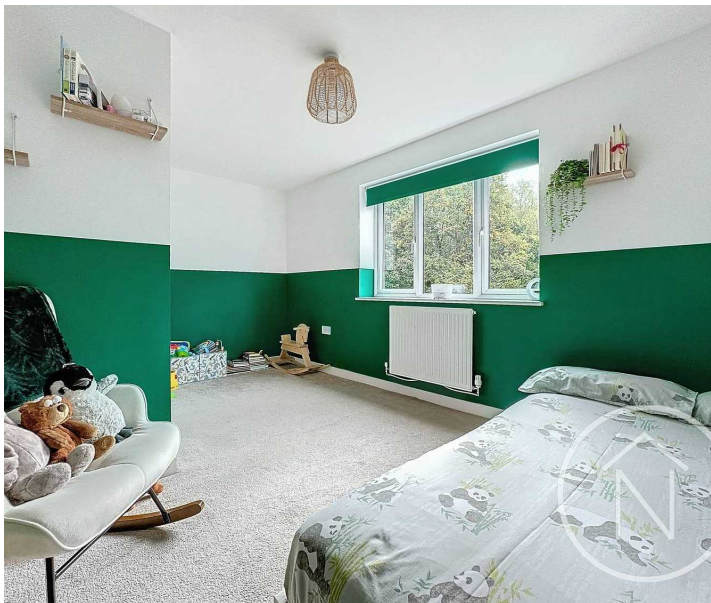


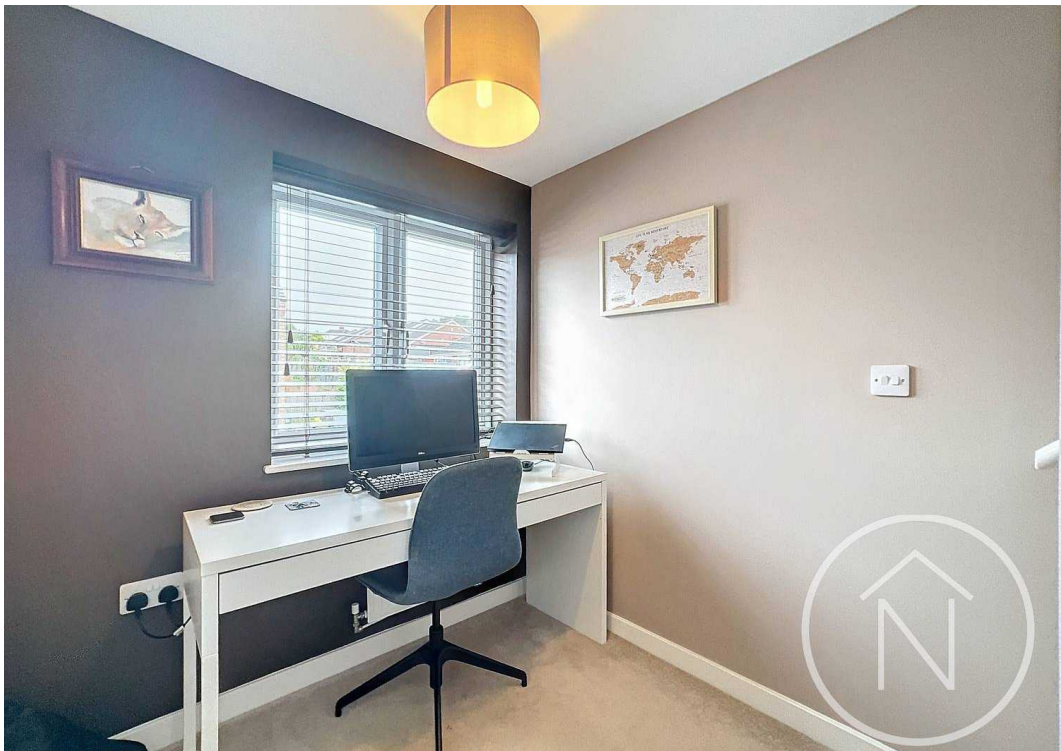
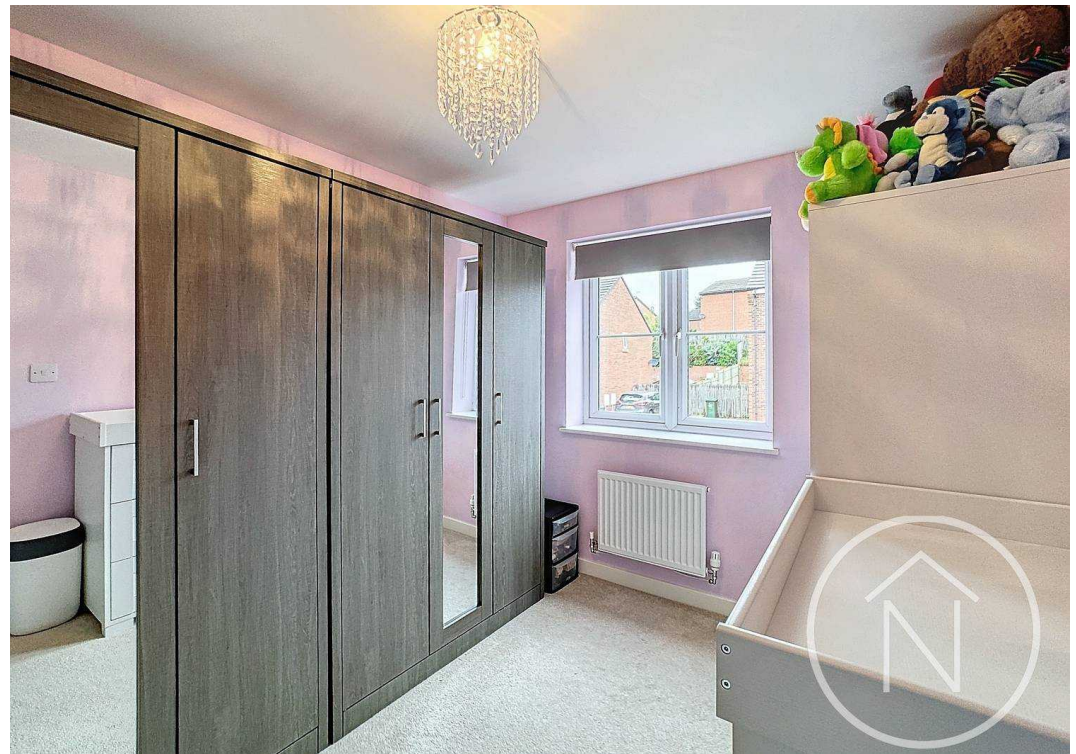
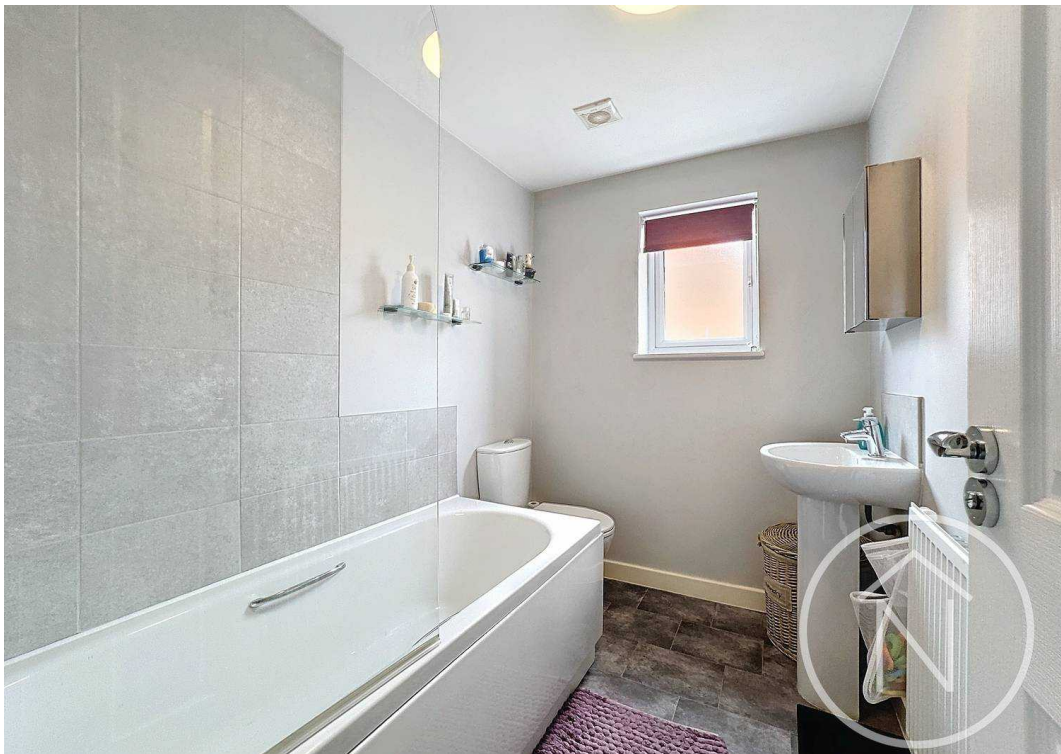


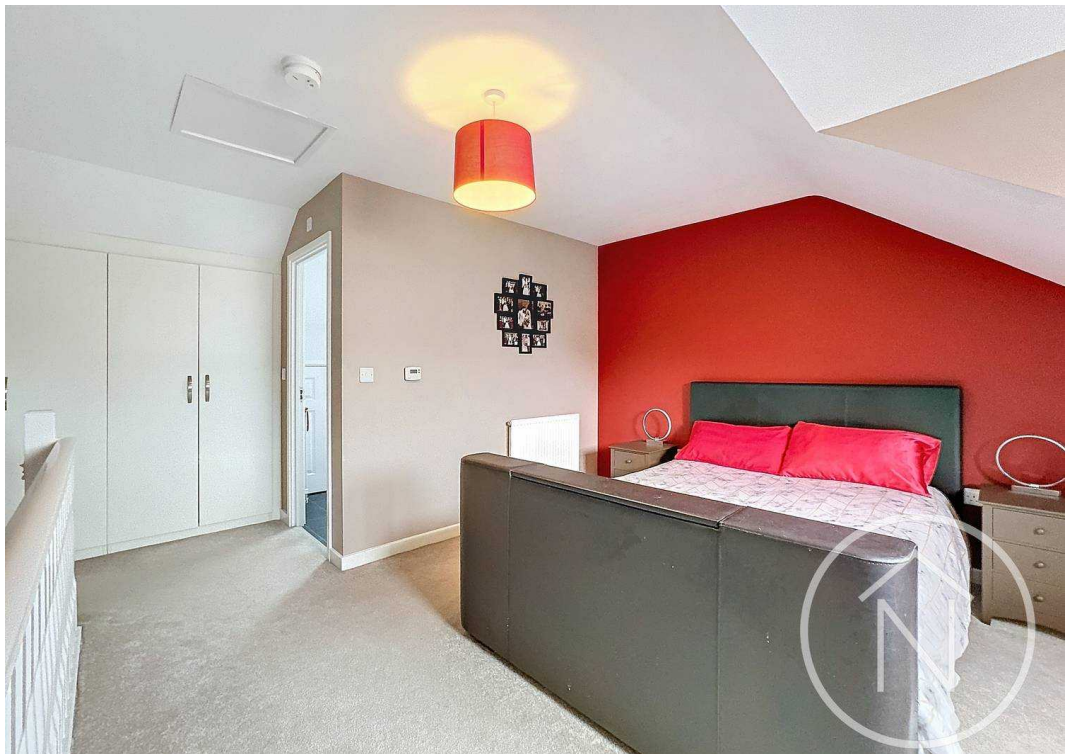
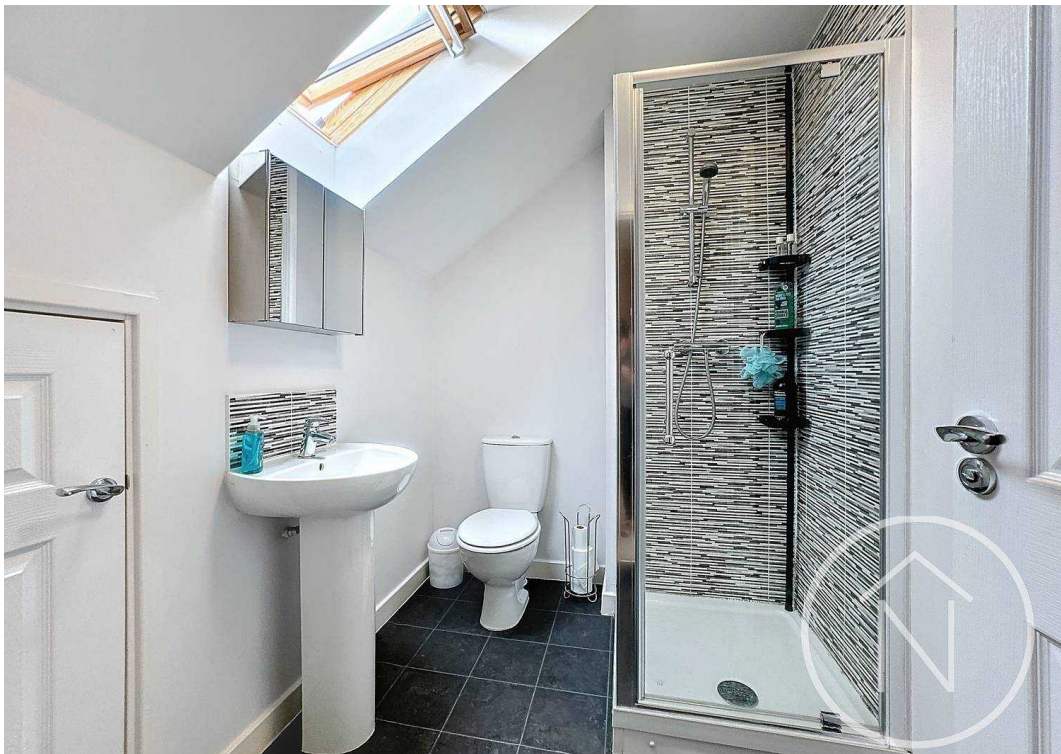
GARDEN

DRIVEWAY

2 Parking Spaces

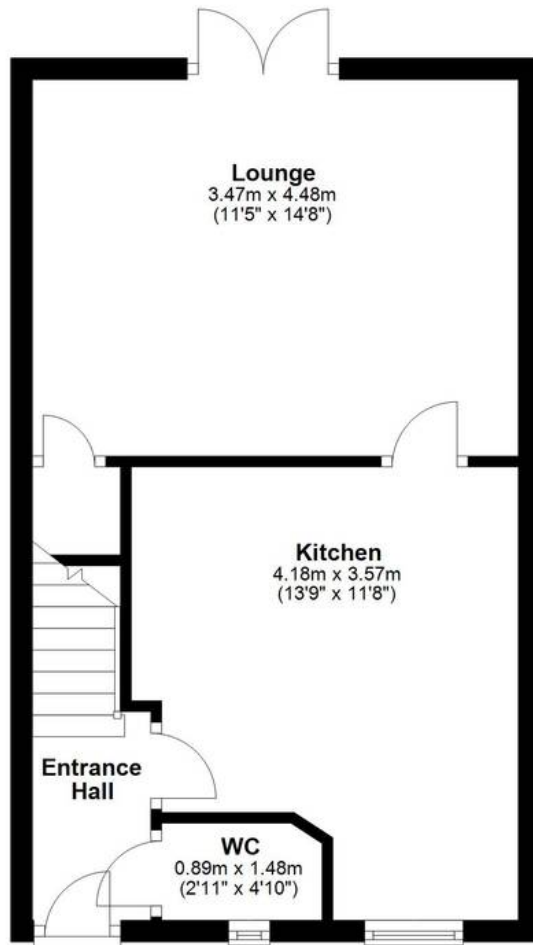






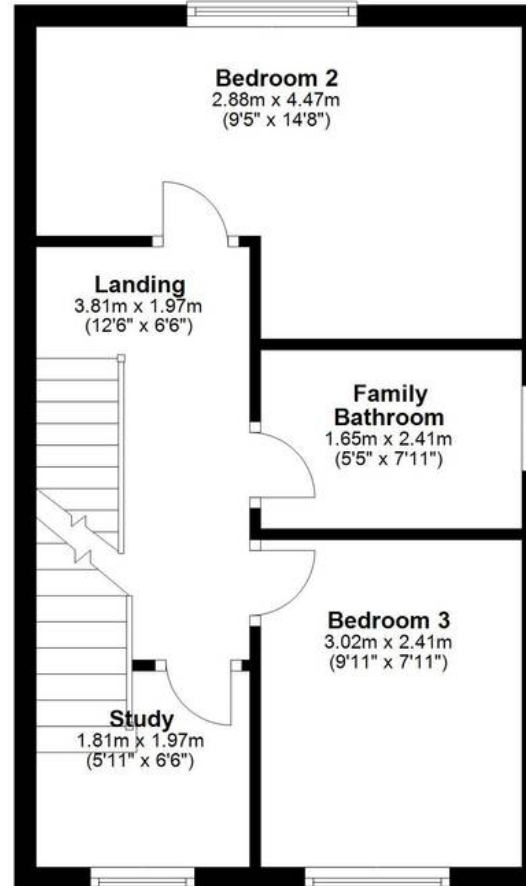
Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



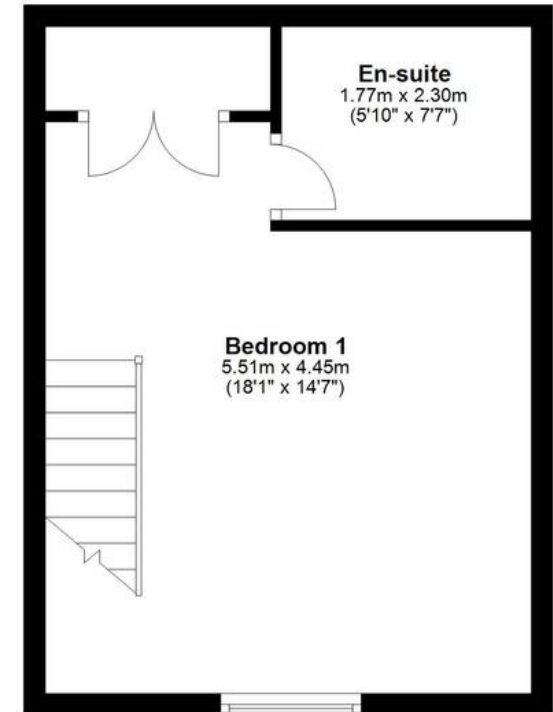
First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Second Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 sq. feet)

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



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