



Patterdale Avenue Newham Grange Stockton TS19 0SF
Offers in Excess of £95,000

- END TERRACED HOUSE
- 3 BEDROOMS
- KITCHEN/DINER
- LARGE REAR GARDEN
- OFF ROAD PARKING
- COMBI GAS CENTRAL HEATING
- IDEAL FIRST PURCHASE
- SENSIBLE OFFERS INVITED

Thinking of selling? Ask for a FREE VALUATION today.



Patterdale Avenue Newham Grange Stockton TS19 0SF

IDEAL FIRST PURCHASE this end terraced property offers **SPACIOUS** accommodation which benefits from **COMBI** gas central heating, **uPVC** double glazing and a **MODERN** fitted kitchen/diner. The first floor provides **3 BEDROOMS** and a bathroom with white suite. Externally is a **LARGE** rear garden offering a good level of privacy and gated access to off street parking. Located within easy access of Stockton Town Centre.

ENTRANCE HALL

uPVC double glazed entrance door, radiator, staircase to the first floor.

LOUNGE 19' 6" x 11' 3" (5.94m x 3.43m)

uPVC double glazed bay window to the front, electric wall mounted fire, radiator, coving, uPVC double glazed window to the rear.

KITCHEN 19' 6" x 11' 11" (5.94m x 3.63m)

Fitted with a range of beech base and wall units. Built in electric oven and gas hob with chimney style extractor hood above. Part tiled walls. Plumbing for automatic washer. Combi gas central heating boiler. uPVC double glazed window and door to the rear.

LANDING

Storage cupboard, access via a pull down ladder to the fully boarded loft with lighting.

BEDROOM 1 11' 5" x 10' 2" (3.48m x 3.10m)

uPVC double glazed window to the front, radiator.

BEDROOM 2 13' 3" x 9' 1" (4.04m x 2.77m)

uPVC double glazed window to the rear, radiator, coving.

BEDROOM 3 10' 6" x 6' 3" (3.20m x 1.90m)

uPVC double glazed window to the front, radiator, coving.



BATHROOM 7' 6" x 5' 5" (2.28m x 1.65m)

Fitted with a 3 piece white suite comprising of bath with electric shower over, wash hand basin and WC. Part tiled walls. uPVC double glazed window to the rear.

EXTERNALLY

Large rear garden mainly laid to lawn. Double gates to the side opening onto hard standing providing off road parking.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The energy efficiency rating for this property is D. The full EPC is available on request.



AGENT'S NOTES: 1. Photographs may contain items not included in sale. 2. All measurements are approximate. 3. Gowland White have not tested any services or equipment in this property. 4. The accuracy of these particulars, whilst believed to be correct, is not guaranteed. They do not form a contract or any part of a contract and should not be relied on as a statement of fact.