



30 Tithe Barn Road
Stockton-on-Tees, TS19 8TB

youngsRPS 

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Guide Price: £79,950

An ideal investment or for the first-time buyer is this 3 bedroom end terraced, corner plot home with recently modernised kitchen and bathroom. Viewings are highly recommended.

- End of terrace
- 3 Bedrooms
- Private garden
- Modernised kitchen
- Refurbished bathroom
- Feature fireplace
- Energy efficiency rating =D (60)
- Viewings recommended

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Youngs Sedgefield 01740 617377
www.youngsrps.com





DESCRIPTION

Set tucked away in a cul de sac, this end terraced corner plot house sits on an ideal plot. The property is entered via the front door, leading into the entrance hall which is finished with laminate flooring and has a useful under stair cloaks cupboard. A door leads to the tastefully decorated reception lounge which has an eye-catching stone wall featuring a multi fuel burner set onto a cream marble hearth and a characteristic wooden mantle. The large bay window in the lounge looks out over the front garden. From the hallway an open aspect kitchen has been modernised with cream wall and base units along with a contrasting dark worktop and a wood effect laminate floor. There is an oven with gas hob, space for a free-standing fridge freezer, washer and dryer. Finally, to the ground floor is a spacious utility room, ideal for storage with an external door leading to the rear garden. To the first floor there are 3 bedrooms. The master and bedroom 2 being doubles and the 3rd a single with built in cabin bed. The shower room has also been recently modernised and is complete with a double shower, WC and a modern washbasin set into a vanity unit.



EXTERNAL

There is a low fence enclosed lawned garden with a gate to the front with path leading to the front door. To the rear is a thoughtfully designed garden with 2 areas of artificial turf split by steps that lead to a large patio and brick storage shed. Ideal for entertaining in the summer months.

LOCATION

The property is located close to University Hospital Of North Tees and all main local amenities, transport links and schooling. It is within easy reach to the A19 which has good access routes throughout Teesside and beyond.

CHARGES

Durham County Council tax band A

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.



VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 617377

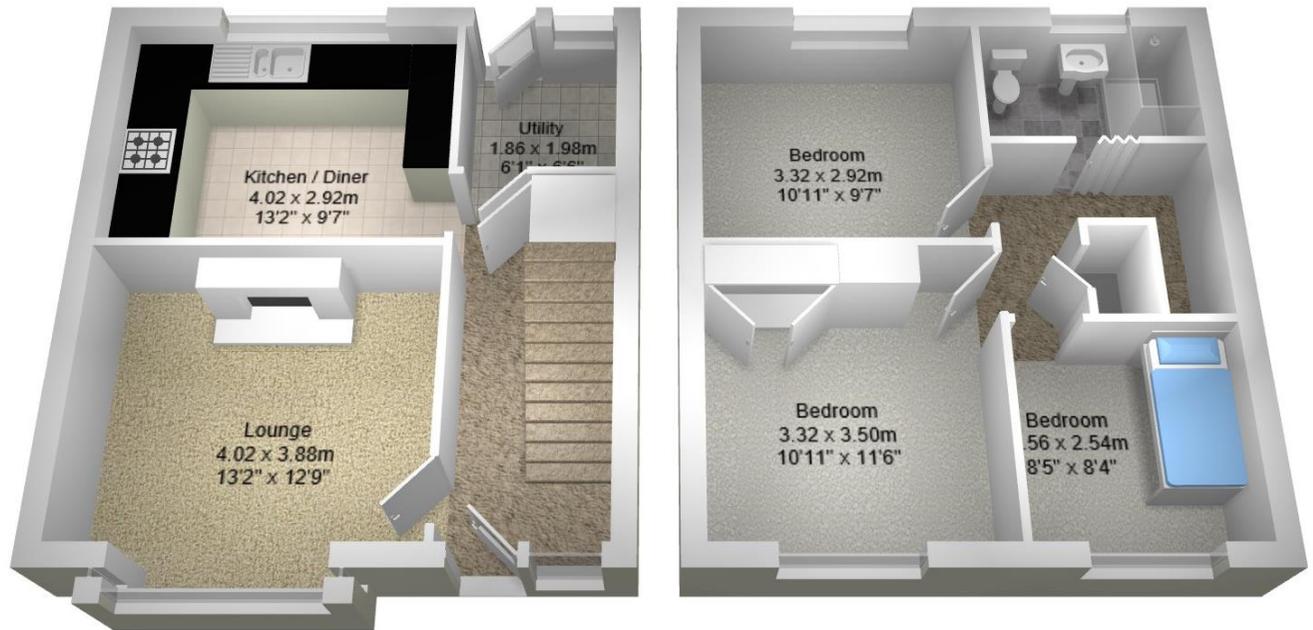
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



Total Area: 78.9 m² ... 849 ft²

All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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