



A superbly well presented three bedroom semi detached house, which is situated in the popular location of Hardwick, Stockton. This property which was built by Barratt Homes has accommodation comprising of entrance hallway, utility (which was the former cloaks/WC), lounge, kitchen/dining area, landing, three bedrooms and bathroom/WC. Externally, the property has gardens to the front and rear in addition to a tandem length driveway. The property benefits from gas central heating, uPVC double glazing and is still within the NHBC guarantee which expires in 2024. This property will be ideal for first time buyers, young family or rental investor.

New Earswick Street, TS19 8EU
3 Bed - House - Semi-Detached
£115,000

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ENTRANCE

Via double glazed entrance door with doors leading to lounge, single radiator and door leading to utility.

UTILITY

Which was the former cloaks/WC and still has plumbing points available, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to the front elevation.

LOUNGE

15'9 x 12'2 (4.80m x 3.71m)

uPVC double glazed window to the front and side elevations, two single radiators, laminate flooring, stairs leading to landing, door leading to kitchen/dining area.

KITCHEN/DINING AREA

15'0 x 8'3 (4.57m x 2.51m)

A fitted kitchen with an excellent range of wall floor and drawer units incorporating a gas hob with built in electric oven and extractor over hob, worktop with inset stainless steel sink unit with mixer tap and single drainer, space for fridge freezer, plumbing for washing machine, built in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property, double radiator, laminate flooring, uPVC double glazed window to the rear elevation, uPVC double glazed french doors leading to the rear garden, space for breakfast/dining table, single radiator, under stairs storage cupboard.

LANDING

Which is approached via stairs from lounge, uPVC double glazed window to the side elevations, doors leading to bedrooms 1,2,3 and bathroom/WC.

BEDROOM ONE

13'4 x 8'7 (4.06m x 2.62m)

uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

10'9 x 8'7 (3.28m x 2.62m)

uPVC double glazed window to the rear elevation, single radiator.

BEDROOM THREE

7'2 x 6'2 (2.18m x 1.88m)

uPVC double glazed window to the front elevation, single radiator, built in storage cupboard which also provides useful storage wardrobe area.

BATHROOM/WC

With bathroom suite comprising of bath with mixer tap and over bath shower and splash screen, pedestal wash hand basin with mixer tap, low level WC, single radiator, uPVC double glazed window to the rear elevation.

OUTSIDE



To the front there is an easily maintained garden which is enclosed by wrought iron railing with footpath to the front entrance door and footpath to the side, which via timber gated access leads to the rear garden. In addition there is also a tarmac tandem length space which provides parking for at least 2 average size cars. To the rear, there is a good size rear garden which has a paved patio area, in addition to a laid to lawn garden enclosed by timber fencing, there is also access to the side via timber gate.



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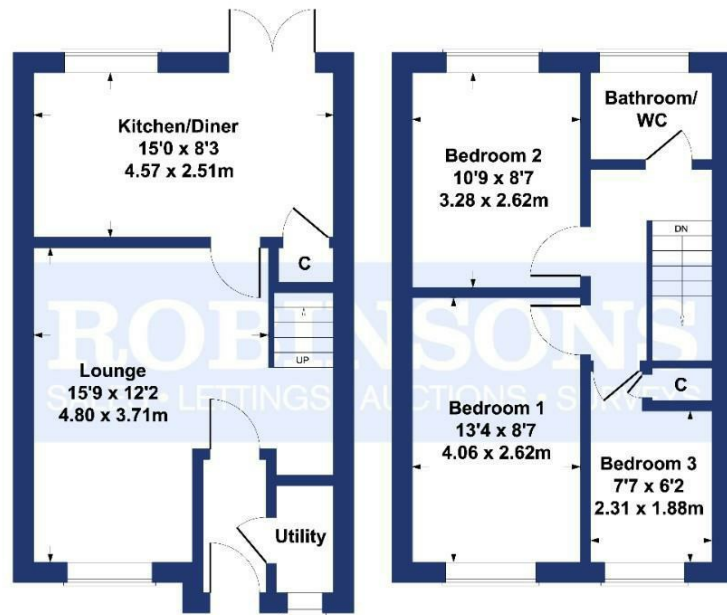
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

New Earswick Street

Approximate Gross Internal Area
745 sq ft - 69 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating	
Current	Potential
80	94

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (91-97) A
 (81-90) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

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