GowlandWhite



Patterdale Avenue, Stockton-On-Tees, TS19 0SF

End terraced house tucked away on a corner plot position with good size rear garden and conveniently located within easy access of local schools, Sainsbury's supermarket, bus routes and the town centre.

The ground floor accommodation comprises entrance hall, lounge with French doors leading out to the rear garden and kitchen/dining fitted with an extensive range of base and wall units including built in oven and gas hob along with integrated fridge/freezer. To the first floor are three bedrooms and a family bathroom with white suite.

Outside to the front is an enclosed garden designed for low maintenance with gravelled area and pathway to the property entrance. To the rear and side is a generous garden, mainly laid to lawn, along with paved patio, which provides a lovely outdoor space for a family to enjoy.

The property offers an excellent opportunity for a wide range of purchasers, including first time buyers, young families and buy-to-let investors, thanks to its convenient location and well balanced accommodation.

Offers Over £125,000

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HALLWAY

KITCHEN/DINING ROOM
19'7" x 11'0" (5.97 x 3.35)

LOUNGE
19'7" x 9'10" (5.97 x 3.00 (5.96 x 2.99))

LANDING

BEDROOM ONE
11'7" x 10'4" (3.53 x 3.15)

BEDROOM TWO
13'5" x 9'0" (4.09 x 2.74)

BEDROOM THREE
10'8" x 6'4" (3.25 x 1.93)

BATHROOM
7'7" x 5'4" (2.31 x 1.63)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

















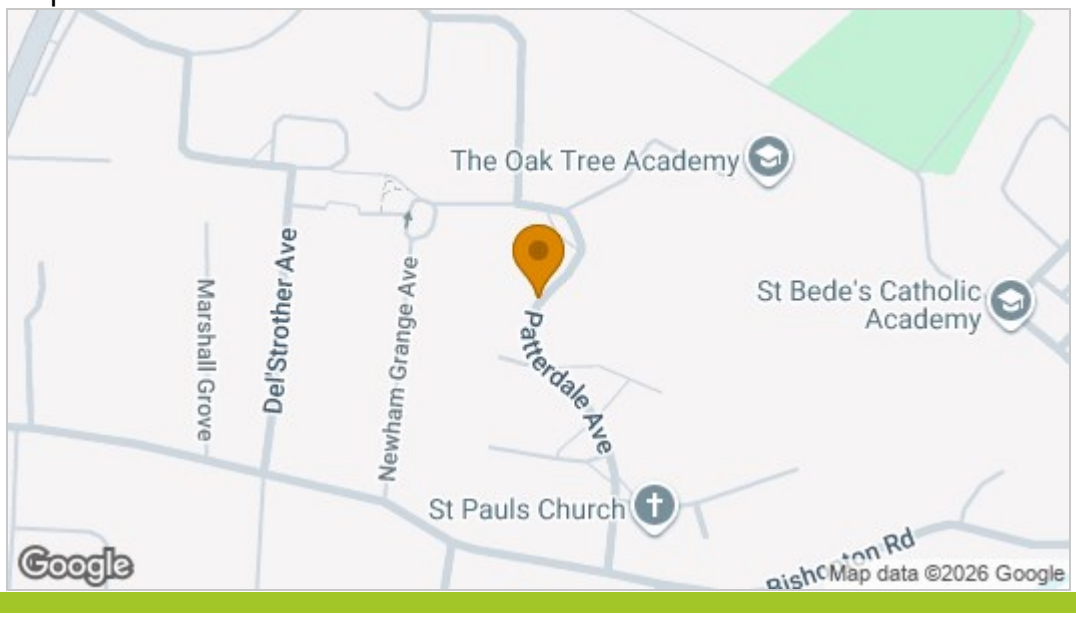




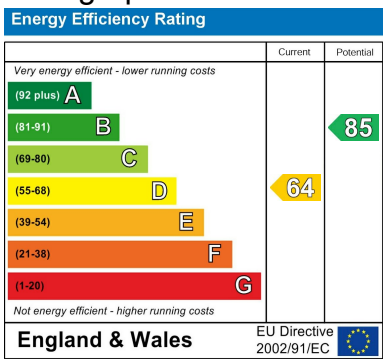




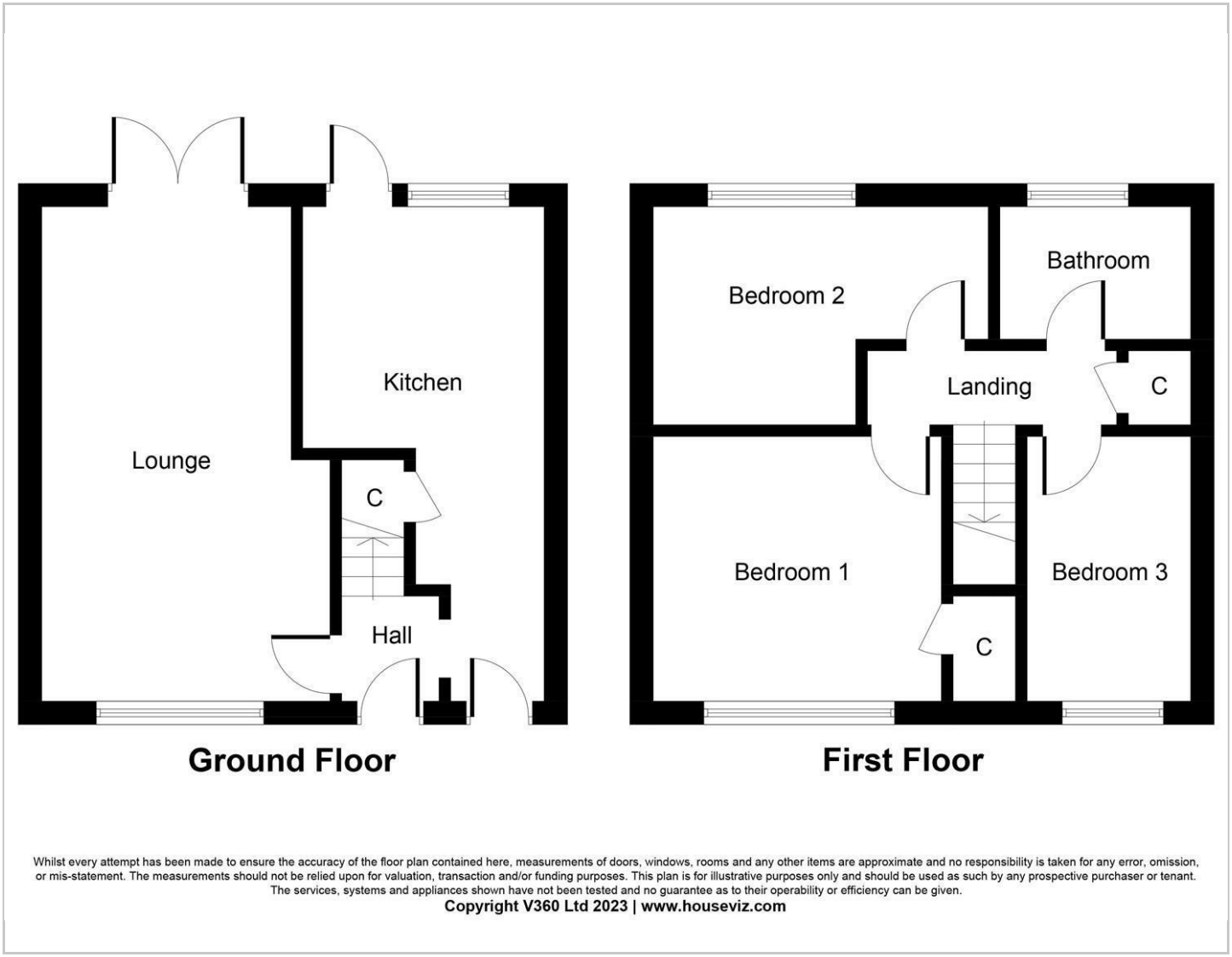
Map



EPC graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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