GowlandWhite



Eton Road, Oxbridge, Stockton-On-Tees, TS18 4DL

Situated in the residential area of Oxbridge, within walking distance of Stockton Town Centre and close to a range of local amenities, this bay fronted terraced property offers spacious accommodation, making it an ideal purchase for a variety of buyers.

The property briefly comprises an entrance hallway, separate dining room with French doors, through lounge which benefits from an attractive bay window and electric fireplace. The kitchen is positioned to the rear of the property and provides access to the garden.

To the first floor are three bedrooms, with the master bedroom featuring an additional bay window and one of the bedrooms benefiting from a built-in wardrobe. The family bathroom with shower over the bath completes the first floor accommodation. A further benefit is the fixed staircase leading to a boarded loft room, offering useful additional space with a variety of potential uses (subject to any necessary consents).

Externally, the property enjoys an enclosed rear garden featuring a patio seating area, lawn and useful brick built storage with power. Additional benefits include double glazing, gas central heating and on-street parking.

£130,000

3 1 2

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HALLWAY

LOUNGE
13'1" x 11'11" (3.99m x 3.63m)

KITCHEN
16' x 6'7" x 8'1" (4.88m x 2.01m x 2.46m)

DINING ROOM
11'9" x 10'10" (3.58m x 3.30m)

LANDING

BEDROOM ONE
14'6" x 11'1" (4.42m x 3.38m)

BEDROOM TWO
11'10" x 11'1" (3.61m x 3.38m)

BEDROOM THREE
8'4" x 6' (2.54m x 1.83m)

BATHROOM
6'6" x 5'1 (1.98m x 1.55m)

LOFT ROOM
17'9" x 8'2" (5.41m x 2.49m)

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.













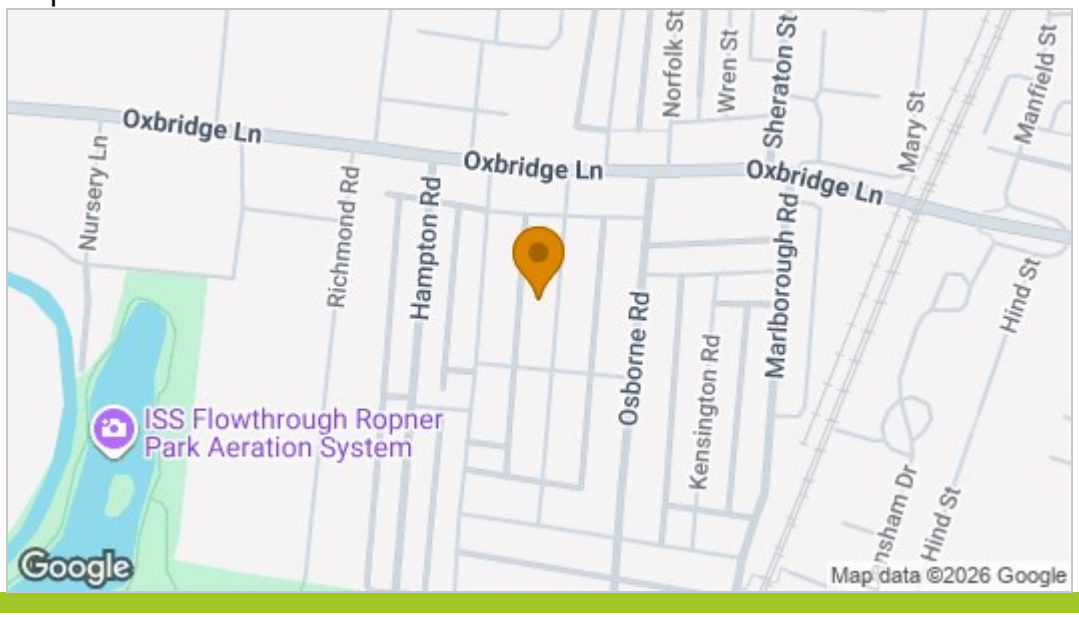




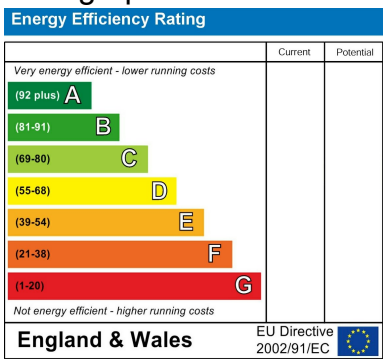




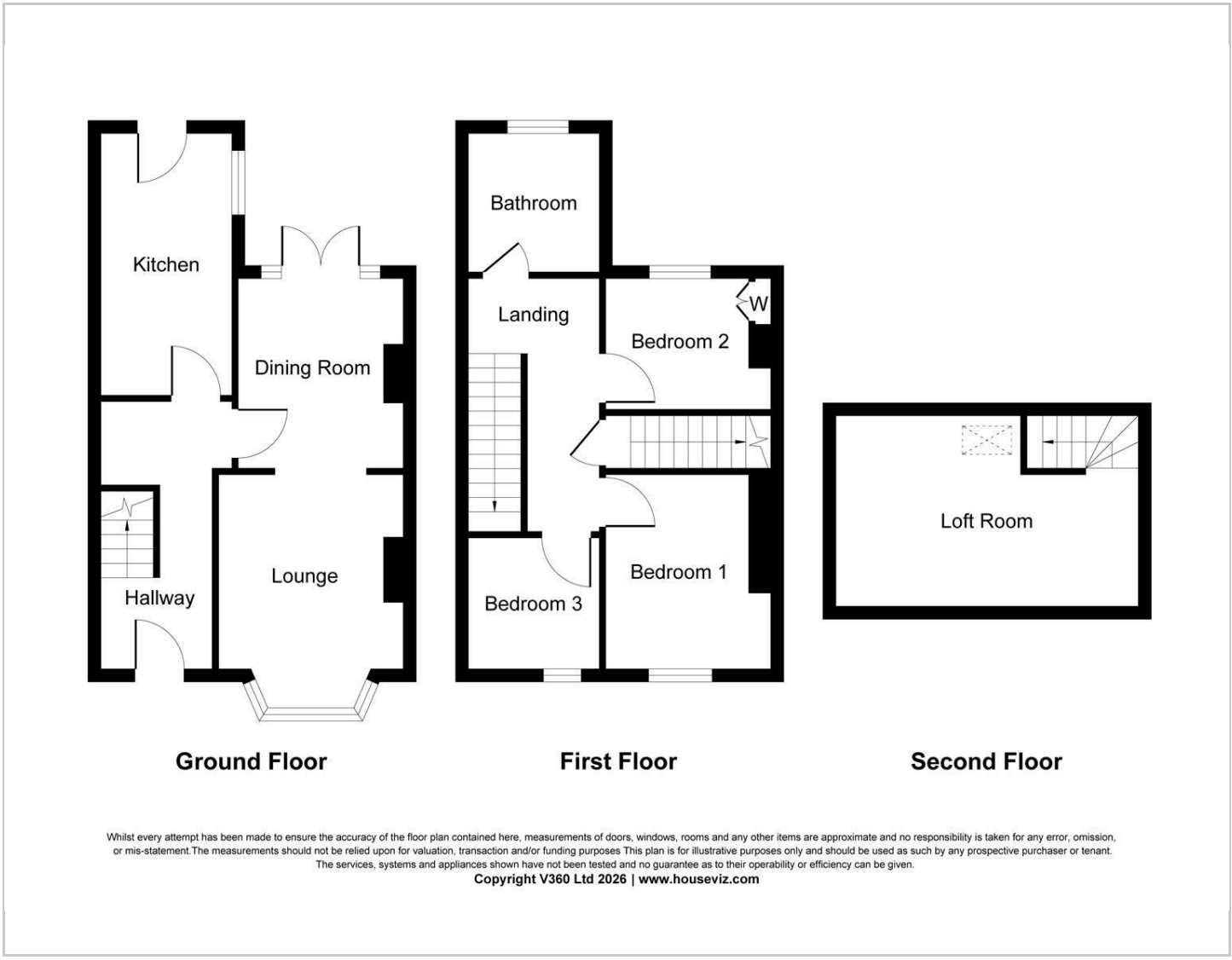

Map



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.

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