





Spennithorne Road, Stockton-on-Tees

Offers Over £180,000 Freehold

Three Bed Semi Detached House | Ideal Family Home | Modern Kitchen With Breakfast Bar | Two Reception Rooms | Driveway | Enclosed Rear Garden | Close To Ropner Park

Three-Bedroom Semi-Detached House | First Time Buyer | Family Focused Living | Modernised Kitchen | Two Reception Rooms | Driveway | Enclosed Rear Garden |

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MAXIMISING PROPERTY WEALTH



NGU Homes are pleased to bring to the market this beautifully presented three bedroom semi detached house on Spennithorne Road, Stockton-on-Tees, TS18, offering a fantastic opportunity for families and first time buyers looking for a modern, move in ready home in a popular residential area.

Ideal Family Home:

Finished to a high standard throughout, this property is ready to move straight into, with a stylish modern kitchen and bathroom, fresh neutral decor, new carpets and wood effect flooring throughout. With two reception rooms, three bedrooms, a driveway and an enclosed rear garden, it offers everything a growing family needs, with no work required before moving in.

Popular Stockton Location:



The property is ideally placed for family life, with Ropner Park just a 3 minute drive away, offering a beautiful lake, play area, cafe and well kept gardens. Stockton town centre is just a 7 minute drive, offering a range of shops, the Wellington Square Shopping Centre and the popular high street market, while Stockton railway station is also around a 6 minute drive. The University Hospital of North Tees is roughly a 7 minute drive, and the A66 and A19 are both within easy reach, providing excellent road links towards Middlesbrough, Darlington and the wider North East.

Stylish Modern Kitchen & Bathroom:

The property boasts a modern kitchen with a breakfast bar area and integrated appliances, alongside a contemporary bathroom with a feature panelled wall and black fixtures, giving buyers the two rooms that matter most already finished to a high standard.



Upon entering through the front door, the dining room is positioned to the left. The dining room is a bright, well proportioned space, with a large bay fronted window featuring attractive leaded and stained glass detailing, finished with wood effect flooring, neutral decor and wall lights, with plenty of room for a family dining table.

The dining room leads through to the kitchen, which is fitted with a range of shaker style wall and base units with brushed steel handles, complemented by terrazzo effect worktops and white metro tiled splashbacks. There is an integrated electric oven with a four ring gas hob and stainless steel chimney extractor hood above, along with a stainless steel sink. A breakfast bar area offers a sociable spot for casual dining, and wood effect flooring continues throughout.

To the rear of the property, the living room is a generous, light filled space, with French doors opening directly onto the rear garden, ideal for summer entertaining. The room is finished with wood effect flooring, a wall mounted electric fire, wall lights and a TV bracket already in

place.

To the first floor, the property offers three bedrooms. The two larger bedrooms are positioned to the rear, both carpeted and neutrally decorated. The third bedroom is positioned to the front, also carpeted and neutrally decorated, with a decorative leaded window.

The bathroom has been finished to a modern standard, comprising a bath with shower over and black framed grid style screen, a vanity unit with inset wash basin and WC, black taps and fixtures, an anthracite vertical towel radiator, waterproof wall panelling and a wood slat feature wall. The first floor also benefits from a separate WC, featuring a charming round stained glass window.

Externally, to the front, the property benefits from a lawned garden and a gravelled driveway to the side, providing off road parking. To the rear, there is an enclosed garden with fencing to all sides, featuring a paved patio area leading on to a good sized lawn with a mature tree, a lovely space for children to play and for families to enjoy.

Council Tax Band: B (Stockton Council)
Tenure: Freehold
Parking options: Driveway, Off Street, On Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

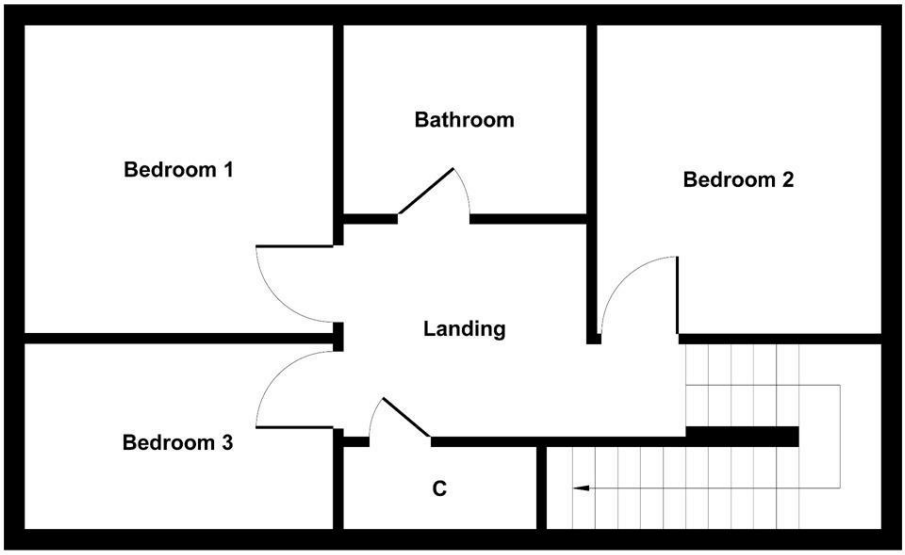








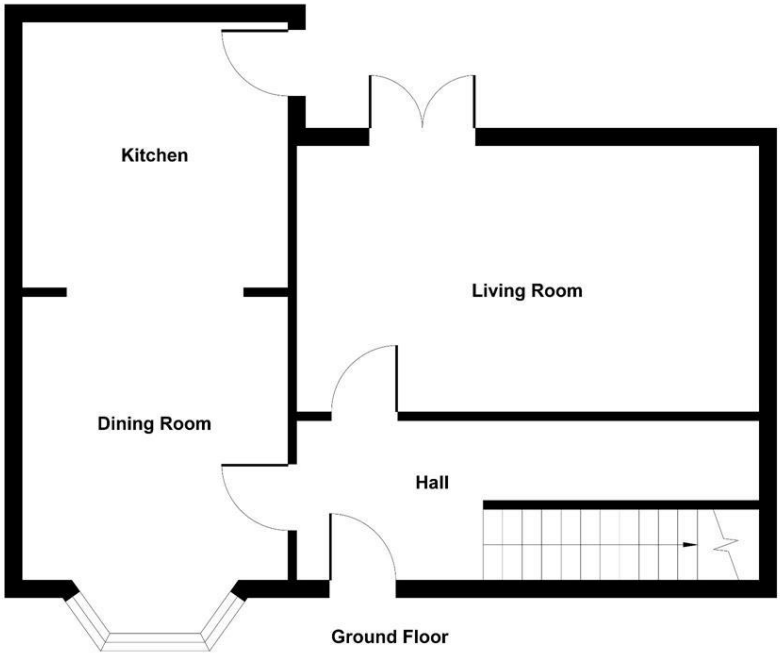
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First Floor

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Produced by Elements Property

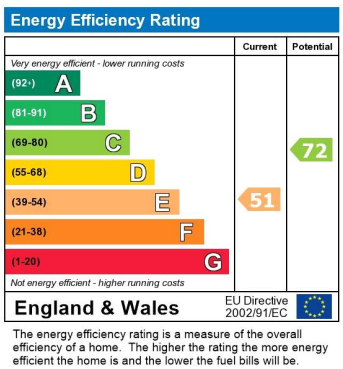
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Ground Floor

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.