



**33 Brock Close**  
**Stockton-On-Tees, TS21 3LY**

{prop\_price  
\_text}

Energy Rating : C



## 33 Brock Close

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### Description

Have you been searching for the perfect first home with plenty of space to grow into? Then look no further, THIS home has it ALL! A brilliant home bursting with all the modern comforts / luxuries expected from a property of its age with en-suite master bedroom and stunning fitted kitchen whilst not compromising on space or privacy, all in a fantastic location on this super highly sought after & modern residential development. What more could you ask for? Book your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, stunning fitted kitchen and open plan living/dining room. To the first-floor; master bedroom with en-suite shower room/WC, two further bedrooms and family bathroom/WC. Externally; block paved driveway and WEST-facing rear garden.

### Accommodation

#### Entrance Hall

Upvc double glazed entrance door to the front, single radiator, stylish laminate flooring, staircase to the first floor, access to the downstairs cloakroom and a useful understairs storage cupboard.

#### Downstairs Cloakroom

Modern white suite comprising of a push button wc, corner pedestal wash hand basin with mixer tap and tiled splashback. Stylish tiled flooring, extractor unit and a upvc double glazed window to the front.

#### Stunning Fitted Kitchen 8' 3" x 12' 10" (2.51m x 3.91m)

Modern range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for an upright fridge freezer and a concealed gas central heating boiler. Built in electric oven with gas hob, glazed splashback and stainless steel cooker hood over. Single radiator, stylish tiled flooring and a upvc double glazed window to the front.

#### Open Plan Living/Dining Room 15' 1" x 14' 6" (4.59m x 4.42m)

Light and airy room with upvc double glazed french doors to the rear with adjacent glazed surround that allows the room to fill with plenty of natural light. Two single radiators and a useful storage cupboard.

### First Floor

#### Landing Area

Attractive spindle balustrade, single radiator and independent access to all rooms and loft space.

#### Master Bedroom 8' 5" x 13' 7" (2.56m x 4.14m)

Upvc double glazed window to the rear, single radiator and access to the en-suite shower room.

#### En-Suite Shower Room/WC

Modern white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap, push button wc, single radiator, tiled surrounds, flooring and an extractor unit.

#### Bedroom 2 8' 5" x 10' 5" (2.56m x 3.17m)

Upvc double glazed window to the front and single radiator.

#### Bedroom 3 8' 9" x 6' 3" (2.66m x 1.90m)

Upvc double glazed window to the rear and single radiator.

#### Family Bathroom

Modern white suite comprising of a panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap, push button wc, single radiator, tiled surrounds and flooring. Upvc double glazed window to the front.

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### Externally

#### Driveway

Double length block paved driveway that offers ample off street parking.

#### Gardens

The front garden is laid to a mature lawn with attractive borders of shrubs and plants and a block paved footpath. The rear garden enjoys a good degree of privacy and benefits from a west facing aspect making it ideal for enjoying those warm summer evenings. Beginning with a block paved patio area before extending onto a mature lawn. Further boasting a side service area with side access gate.

#### Council Tax Band

Council tax band:- C

#### Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

#### Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

#### Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



### Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Viewing Arrangements

Tel: 01287 630733

Email: [teesside@selectiv.co.uk](mailto:teesside@selectiv.co.uk)

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.