



**43 Spennithorne Road**  
**Stockton-On-Tees, TS18 4JP**



**£130,000**

**Energy Rating :**

# 43 Spennithorne Road

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## Description

Have you been looking for the perfect home to start your property journey ? then look no further! This simply stunning home is absolutely perfect for the young couple/ growing family, being finished to the very finest of standards but still boasting well-sized accommodation throughout including 3 well-sized bedrooms and a larger than average rear garden. A home that just has to be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room and open plan fitted kitchen/dining room. To the first-floor; two double bedrooms family bathroom/WC and bedroom 3. Externally; attractive block paved frontage and larger than average rear garden.

## Accommodation

### Entrance Hall

Upvc double glazed entrance door to the front, upvc double glazed window to the side, single radiator, useful understairs storage cupboard, attractive spindle staircase to the first floor and tastefully decorated with half clad walls.

### Living Room 11' 6" x 12' 4" (3.50m x 3.76m)

Upvc double glazed bay window to the front, single radiator, recessed fire place, decorative ceiling coving and ceiling rose.

### Open Plan Fitted Kitchen/Dining Room 13' 2" x 17' 10" (4.01m x 5.43m)

Modern range of tall, wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, integrated dishwasher and space for an upright fridge freezer. Built in electric oven with gas hob and cooker hood over. Traditionally styled radiator, downlights, decorative ceiling coving and both a upvc double glazed window and upvc double glazed french doors to the rear which give an effortless connection to the rear garden.

## First Floor

### Landing

Upvc double glazed window to the side, attractive spindle balustrade and independent access to all rooms and loft space.

### Master Bedroom 11' 5" x 13' 1" (3.48m x 3.98m)

Upvc double glazed window to the rear, single radiator, stylish LVT flooring, downlights and decorative ceiling coving.

### Bedroom 2 8' 9" x 12' 3" (2.66m x 3.73m)

Upvc double glazed window to the front, single radiator, quality fitted wardrobes and decorative ceiling coving.

### Bedroom 3 7' 7" x 8' 7" (2.31m x 2.61m)

Upvc double glazed window to the front, double radiator and decorative ceiling coving.

### Family Bathroom

Modern white suite comprising of a panel bath with waterfall mixer tap, overhead shower and shower screen. Floating wash hand basin with mixer tap, push button wc, towel radiator, stylish tiled flooring and tiled surrounds. Upvc double glazed windows to both the side and rear.

## Externally

### Frontage

Block paved parking area that amplifies off street parking.

### Gardens

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The front garden has been designed mainly to amplify parking with attractive block paved footpaths. The rear garden is larger than average and enjoys a good degree of privacy being mainly laid to a mature lawned area.

### **Council Tax Band**

Council tax band:- B

### **Energy Performance Certificate**

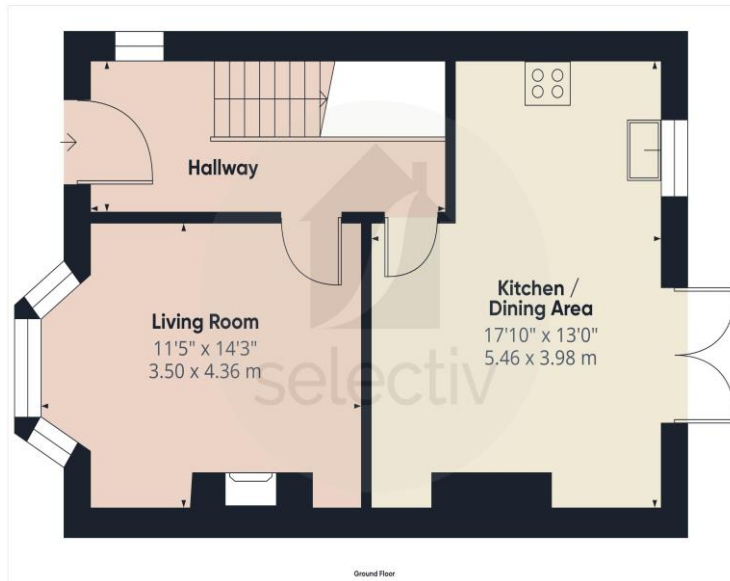
A full Energy Performance Certificate is available upon request.

### **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.



**Viewing Arrangements**

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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.