



30 Eton Road

Stockton-On-Tees, TS18 4DL

£136,000

Energy Rating : C



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DESCRIPTION

This extensively upgraded and characterful Three Bedroom Terraced Home is much larger than its outward appearance would have you believe and offers beautifully presented living accommodation with the added benefit of an attached garage accessed from the rear). With security in mind, there is a personal door into the main house. The beautifully presented interior reveals a gas central heating system, uPVC double glazing, a full rewire, new decorations throughout, new floor coverings throughout, a spacious lounge opening to a dining/family room, a newly fitted breakfast kitchen with a built-in oven and hob and a newly fitted contemporary styled white bathroom with an over bath shower. This lovely home would be ideal for couples or young families as it is in comfortable walking distance of Ropner Park. The town centre with its wide range of facilities is within easy reach as are road links to the A66 and A19. This 'move in ready' home is a simple chain free sale and merits your time for an early viewing.

Ground Floor Accommodation

Hallway

Upvc double glazed entrance door with windows above and adjacent. Radiator and an understairs cupboard.

Sitting Room 13' 2" x 11' 10" (4.01m x 3.60m)

Upvc double glazed bay window, radiator and coved ceiling. Opens to the dining room.

Dining Room 11' 10" x 11' 10" (3.60m x 3.60m)

Upvc double glazed window, radiator, inset fire place with a gas point. Cupboard which houses the Worcester wall mounted gas central heating boiler and coved ceiling.

Newly Fitted Dining Kitchen 16' 9" x 7' 9" (5.10m x 2.36m)

Attractive range of wall and base units with cupboards and drawers with quartz type worktops. Built in electric hob and fan assisted electric oven with a chrome splash back and a chimney style extractor hood over. One and a half inset stainless steel drainer and unit/mixer tap, plumbing for an automatic washing machine, space for a fridge freezer, radiator, upvc double glazed window and a upvc double glazed connecting door to the garage.

First Floor Accommodation

Landing

Bedroom 1 12' 9" x 12' 0" (3.88m x 3.65m)

Upvc double glazed bay window and radiator.

Bedroom 2 12' 9" x 11' 11" (3.88m x 3.63m)

Upvc double glazed window, radiator and a built in cupboard.

Bedroom 3 9' 5" x 8' 4" (2.87m x 2.54m)

Upvc double glazed window and radiator.

Bathroom 6' 5" x 5' 0" (1.95m x 1.52m)

White suite comprising of a panel bath with a mixer shower over the bath and an additional Drench shower head, pedestal wash hand basin and low flush wc. Chrome effect heated towel radiator, PVC panelled walls, upvc double glazed window and an extractor unit.

Externally

Gated Forecourt

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Gated forecourt with a small paved area.

Enclosed Rear Courtyard

Enclosed rear courtyard area.

Attached Garage 16' 0" x 21' 1" (4.87m x 6.42m)

Connecting door from the kitchen, up and over door out. Power/electric light and there is a door from the garage out to the inner courtyard.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

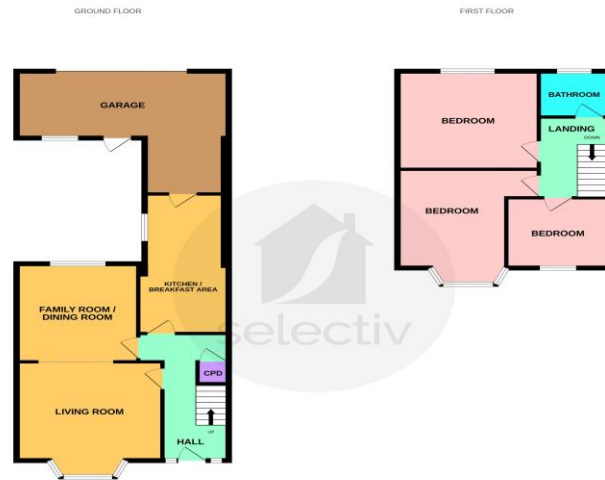
A full Energy Performance Certificate is available upon request.

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.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of actual rooms, fixtures and fittings may vary slightly from those shown on the floorplan. The actual layout and dimensions shown may not be exact and no guarantee is made in this regard.

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

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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.