



93 Deepdale Avenue
Stockton-On-Tees, TS18 2FD

£120,000

Energy Rating : B



93 Deepdale Avenue

Description

Are you a first time buyer? Have you been searching for the perfect home to take your first steps onto the property ladder? then look no further! This beautifully presented 2 bedroom end-terrace home really has it all, bursting with modern comforts but to only be complimented further with a beautifully landscaped SOUTH-facing rear garden which affords complete privacy. A 'Turn Key' home that simply MUST be viewed! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance vestibule, living room and modern fitted kitchen/dining area. To the first-floor; two double bedrooms and family bathroom/WC. Externally; double width driveway and SOUTH-facing rear garden that affords complete privacy.

Ground Floor Accommodation

Entrance Lobby

Composite entrance door to the front, single radiator, stylish laminate flooring, staircase to the first floor and access into the living room and to the downstairs cloakroom.

Downstairs Cloakroom

Comprising of a push button wc, floating wash hand basin with tiled splash back, single radiator, stylish laminate flooring and a upvc double glazed window to the front.

Living Room 15' 2" x 9' 4" (4.62m x 2.84m)

Upvc double glazed window to the front, double radiator, useful storage cupboard and stylish laminate flooring.

Stunning Fitted Kitchen/Breakfast Area 12' 6" x 8' 8" (3.81m x 2.64m)

Modern range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit, plumbing for a washing machine, space for an upright fridge freezer, space for a tumble dryer. Concealed gas central heating boiler, built in electric oven with hob and cooker hood over, stylish laminate flooring, single radiator and both a upvc double glazed window and entrance door to the rear.

First Floor Accommodation

Landing Area

Attractive spindle balustrade and independent access to all rooms.

Master Bedroom 12' 7" x 8' 6" (3.83m x 2.59m)

Two upvc double glazed windows to the front, single radiator and a useful storage cupboard.

Bedroom 2 12' 7" x 8' 2" (3.83m x 2.49m)

Upvc double glazed window to the rear and single radiator.

Family Bathroom

Modern white suite comprising of a panel bath with overhead shower and shower screen. Vanity wash hand basin with mixer tap, push button wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the side.

Externally

Double Width Driveway

Offering ample off street parking.

Gardens

The rear garden is beautifully landscaped and being designed for low maintenance beginning with a block paved patio area before extending onto a mature lawn with raised attractive borders of shrubs and plants. Offering a fantastic degree

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of privacy and benefits from a South facing aspect making it ideal for the sun worshippers and further boasting a garden shed and side access gate.

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.



While every attempt has been made to ensure the accuracy of the drawings contained herein, responsibility is placed on the client to verify the accuracy of the drawings and to ensure that they are suitable for the intended purpose. The drawings, specifications and quantities shown herein are intended to be used as a guide only. The General Conditions of Sale apply.

Energy rating and score

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

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.