



### 3 bed terraced house to buy in

Londonderry Road, Stockton,  
Stockton-on-Tees, Durham, TS19 0DJ

# £80,000

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ No Forward Chain
- ✓ Open Plan Lounge/Dining Room
- ✓ Court Yard to The Rear
- ✓ Within Reach to Local Schools, Shops, Amenities and Transport
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*\*\*No Forward Chain\*\*\*\*\*

This well-presented three-bedroom terraced property on the ever-popular Londonderry Road in Stockton-on-Tees offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, families, or investors alike.

Upon entering the property, you are welcomed into a bright and airy open plan lounge/dining room, providing an excellent space for both relaxing and entertaining. The layout creates a real sense of flow and maximises natural light throughout with access leading out to the enclosed courtyard. To the rear, the kitchen offers ample storage and worktop space. The ground floor is further complemented by a family bathroom, conveniently located and fitted with essential fixtures.

To the first floor, the property boasts three well-proportioned bedrooms, offering flexible living arrangements whether used as sleeping accommodation, a home office, or guest space. Externally, the property benefits from a low-maintenance courtyard to the rear, perfect for outdoor seating or additional storage.

Situated in a convenient location within reach to local amenities, schools, and transport links, this property represents a fantastic opportunity to acquire a comfortable home in a well-established residential area.

For more information and to arrange an internal inspection please contact the Stockton branch today.

Council Tax Band: A

Tenure: Freehold

Price: £80,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance



## Hallway

## Lounge

3.66m x 3.46m (12'0" x 11'4")



## Dining Area

3.56m x 3.45m (11'8" x 11'3")



## Kitchen

3.30m x 2.06m (10'9" x 6'9")



## Family Bathroom

2.65m x 1.92m (8'8" x 6'3")



# 1st Floor Landing

## Bedroom 1

3.06m x 2.55m (10'0" x 8'4")



## Bedroom 2

3.66m x 2.74m (12'0" x 8'11")



## Bedroom 3

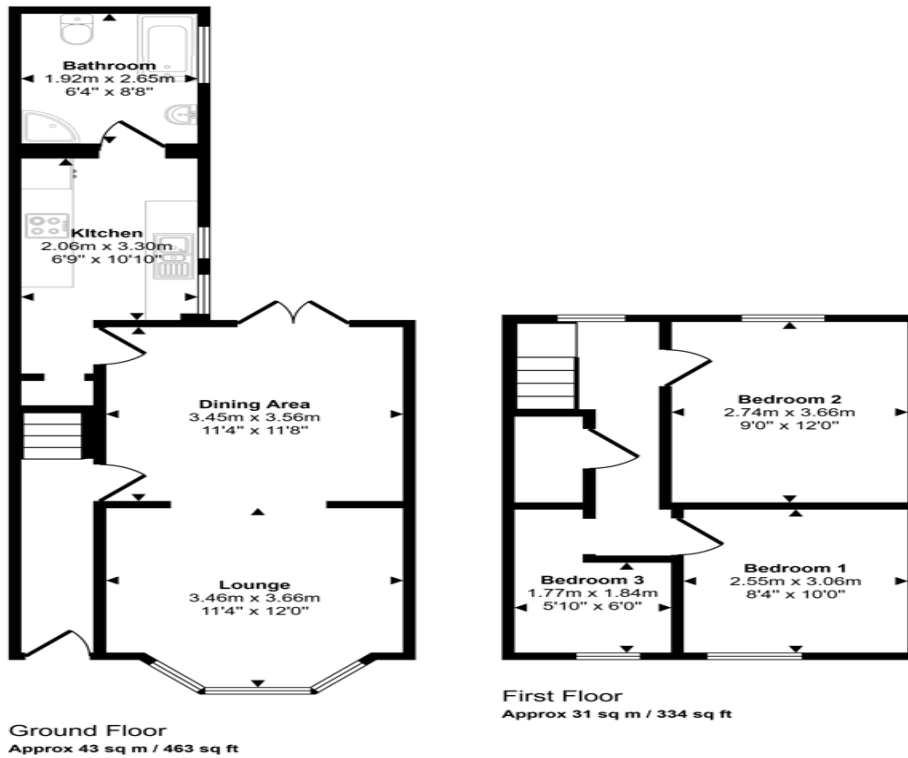
1.84m x 1.77m (6'0" x 5'9")



## Floor Plan



Approx Gross Internal Area  
74 sq m / 797 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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