



18 Devonshire Street, Stockton-on-Tees
£180,000



Michael Poole
SALES · LETTINGS · AUCTIONS





18 Devonshire Street

Stockton-On-Tees

Character, space and versatility combine in this impressive three-bedroom home, with two reception rooms, solid fuel stove, private walled courtyard garden and valuable driveway parking.

- Spacious Three-Bedroom Character Home
- Approx. 1,141 Sq Ft of Accommodation
- Two Generous & Versatile Reception Rooms
- Family/Dining Room with Solid Fuel Stove
- Characterful Living Room with Feature Fireplace
- Generous Principal Bedroom with Fitted Storage
- Private Walled Courtyard-Style Garden
- Driveway Providing Valuable Off-Road Parking*
- Flexible Space for Family Life & Home Working
- A Home Full of Personality & Individual Character

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Step inside **18 Devonshire Street** and you'll find a home with personality, generous proportions and the kind of flexible living space that can easily adapt as life changes. With approximately **1,141 sq ft of internal accommodation**, three bedrooms, two reception spaces and a private courtyard-style garden, there's considerably more here than first impressions might suggest.

The ground floor is particularly well suited to modern everyday living. At the front, the **living room** provides a comfortable place to switch off at the end of the day, with its fireplace creating a natural focal point and giving the room plenty of character.

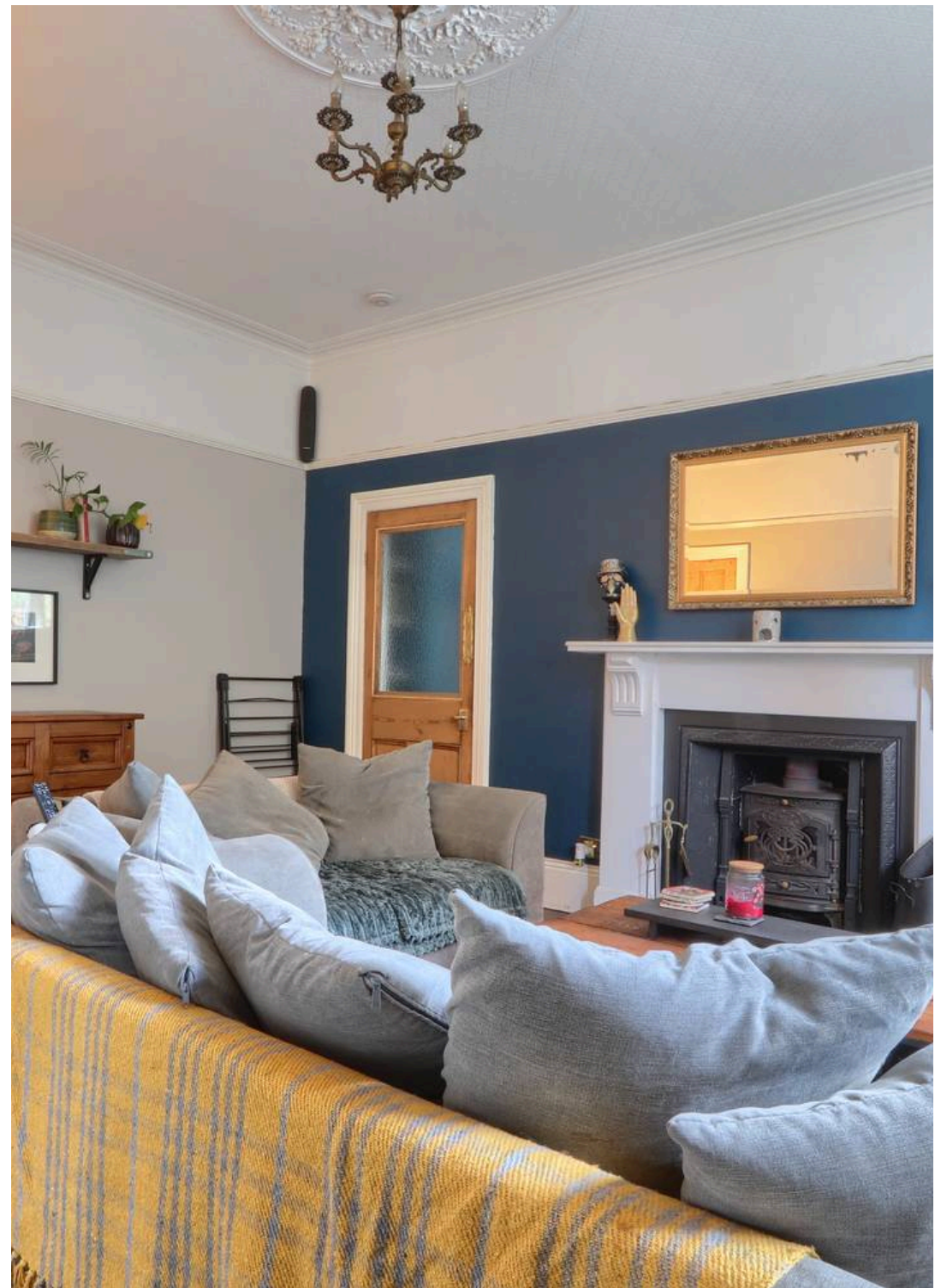
Beyond, the separate **family/dining room** offers valuable additional living space. Whether it becomes the setting for family meals, entertaining friends, working from home or simply somewhere for everyone to spread out in front of the solid fuel stove, having two distinct reception areas gives this home a versatility that is increasingly sought after.

To the rear, the kitchen provides plenty of workspace and storage, with direct access outside — ideal for throwing the doors open and letting everyday life spill into the garden during the warmer months.

And the outside space has a charm of its own. **Walled and wonderfully private in feel**, the paved courtyard-style garden creates a low-maintenance spot for morning coffee, a barbecue with friends or a quiet drink at the end of the day. The property also benefits from driveway, a real bonus for this style of home*

Upstairs are **three bedrooms**, including a particularly generous principal bedroom with extensive fitted storage, together with the family bathroom. The two additional bedrooms provide plenty of flexibility for children, guests, hobbies or a dedicated home office.

There's plenty of individuality here too. Bold colours, fireplaces and traditional proportions give the house a sense of character that feels refreshingly different.





Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

*Agents Note

The driveway space does not currently have a dropped curb, this can easily be applied for via Stockton Council Planning Department.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

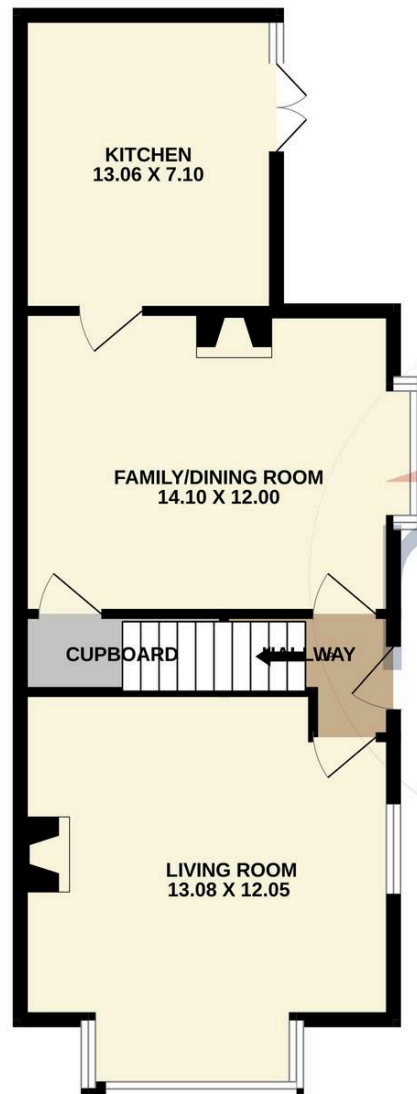




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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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