



10 Eton Road, Stockton-On-Tees  
£120,000





## 10 Eton Road

Stockton-On-Tees

Stunning three-bedroom Victorian period terraced house boasting a spacious and inviting interior. This charming property features a lovely garden, perfect for outdoor entertaining and relaxation. Ideal for families or professionals seeking a comfortable and stylish home.

- Charming and characterful Victorian terraced house
- Three generously sized bedrooms for peaceful retreats
- Located in a sought-after neighbourhood near Ropner Park
- Perfect blend of traditional charm and modern comforts
- Spacious layout featuring bright and airy living room, well-appointed kitchen with ample storage and dining area, ideal for hosting family and friends
- Walled garden perfect for relaxing or entertaining outdoors
- Conveniently situated near local amenities, schools, and transport links
- Fantastic opportunity for a comfortable and stylish home in a desirable location
- Don't miss the chance to make this delightful property your own!

# 10 Eton Road

Stockton-On-Tees

Charming and characterful Victorian terraced house boasting three bedrooms, located in a sought-after neighbourhood close to Ropner Park. This inviting property offers a perfect blend of traditional charm and modern comforts. The spacious layout includes a bright and airy living room, a well-appointed kitchen with ample storage space, and a dining area perfect for hosting family and friends. Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat at the end of the day. Outside, the property features a walled garden, ideal for relaxing or entertaining outdoors. Conveniently situated close to local amenities, schools, and transport links and Ropner Park this property presents a fantastic opportunity for those seeking a comfortable and stylish home in a desirable location. Don't miss out on the chance to make this delightful property your own.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## GROUND FLOOR

### Entrance Hall

Double glazed entrance door with sidelights and top light to entrance hall with staircase to the first floor, cupboard under stairs, twin radiator and laminate flooring.

### Lounge

13' 11" x 12' 4" (4.24m x 3.76m)

With large double glazed bay window to the front aspect, twin radiator and modern fireplace with electric fire and matching back and hearth.

### Kitchen Diner

18' 3" x 11' 11" (5.56m x 3.63m)

With two double glazed windows to the rear aspect, double glazed door to the rear garden and twin radiator. Modern fitted kitchen with complementary worktops incorporating a stainless steel sink and drainer unit, plumbing for washing machine, space for wine cooler, gas hob with overhead hood, high level electric oven, storage alcove and double glazed window to the rear aspect.

## FIRST FLOOR

### Landing

With loft access.

### Bedroom One

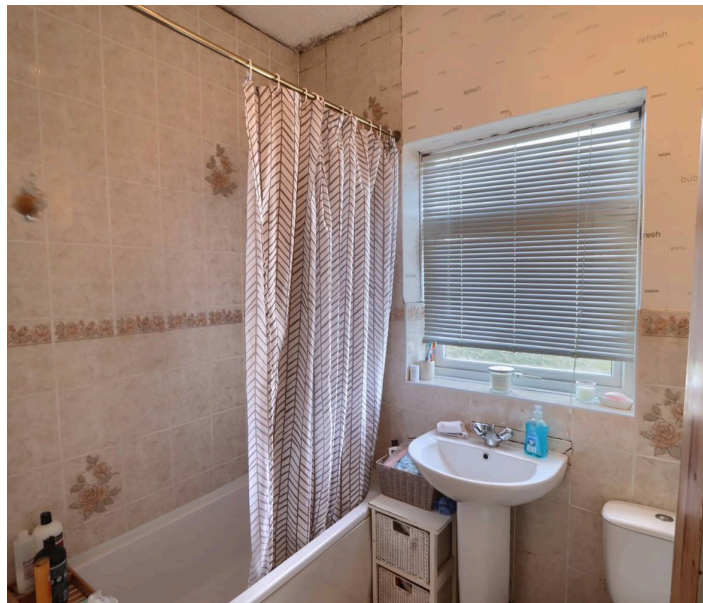
13' 11" x 12' 4" (4.24m x 3.76m)

With large double glazed bay window to the front aspect, built-in cupboard, radiator and laminate flooring.

### Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

With double glazed window to the rear aspect, single radiator, laminate flooring, built-in cupboard and inglenook style fireplace with tiled hearth.



**Bedroom Three**

8' 3" x 6' 0" (2.51m x 1.83m)

With double glazed window to the front aspect and single radiator.

**Bathroom**

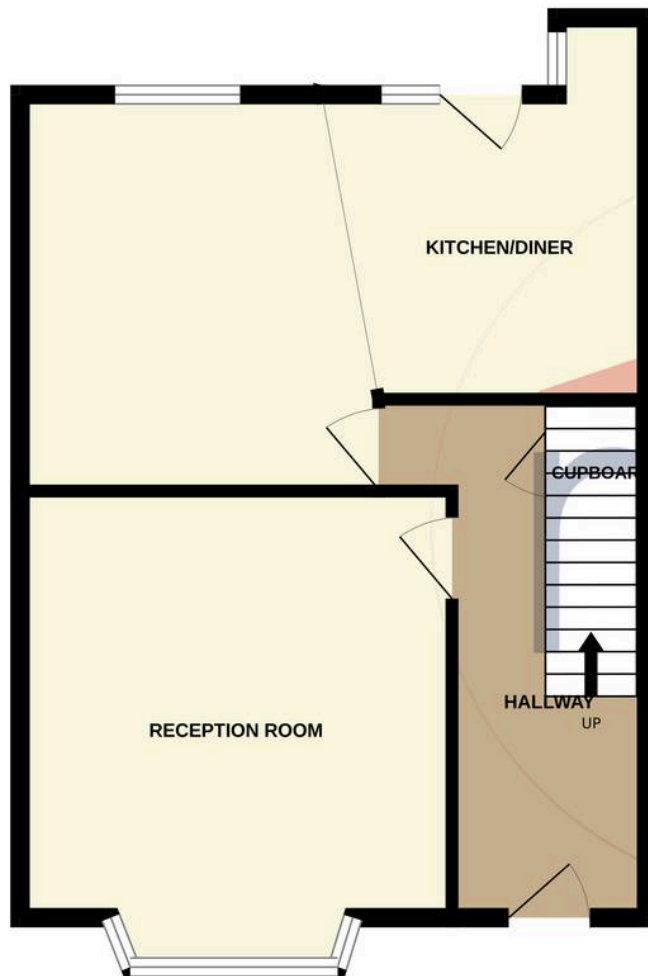
With double glazed window to the rear aspect, side panelled bath, pedestal wash hand basin and low level WC.

**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.



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 |
|----------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92+) <b>A</b>                                     |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 69      | 80        |
| (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> |         |           |

England, Scotland & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                       | Current | Potential |
|-----------------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |           |
| (92+) <b>A</b>                                                        |         |           |
| (81-91) <b>B</b>                                                      |         | 84        |
| (69-80) <b>C</b>                                                      | 76      |           |
| (55-68) <b>D</b>                                                      |         |           |
| (39-54) <b>E</b>                                                      |         |           |
| (21-38) <b>F</b>                                                      |         |           |
| (1-20) <b>G</b>                                                       |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |           |

England, Scotland & Wales

## Michael Poole

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