

252 Surbiton Road, Stockton-On-Tees

£135,000

Michael Poole
SALES - LETTINGS - AUCTIONS



252 Surbiton Road

Stockton-On-Tees

A home with the space you need and the potential you'll love. This three-bedroom end-terrace is ready for a fresh new look, offering bright family living, a private garden and the chance to create a home that's completely your own.

- Fantastic opportunity to modernise and add your own style
- No Onward Chain
- Spacious living room opening into a sociable kitchen/diner
- Patio doors leading onto a private enclosed rear garden
- Three-bedroom layout ideal for families or home working
- End-terrace position with gardens to the front and rear
- A brilliant first home or investment with future potential
- Driveway and Garage en bloc

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Imagine collecting the keys to a home where the hard part is simply deciding your style. Fresh coffee in a spacious kitchen-diner overlooking the garden, children playing safely outside, and cosy evenings in a bright living room that's ready for your own finishing touches. This is a home with fantastic foundations and the exciting opportunity to create something truly yours.

Having been a successful rental property for many years, this three-bedroom end-terrace is now ready for its next chapter. It offers generous living space, a private low-maintenance garden and a layout that works brilliantly for first-time buyers, young families or anyone looking for a home they can gradually personalise and add value to.

The welcoming living room flows through double doors into the kitchen/diner, creating a sociable space that's perfect for everyday family life and entertaining. Patio doors open directly onto the enclosed rear garden, making summer BBQs, children's playtime or relaxing with friends effortless.

Upstairs you'll find three bedrooms and a family bathroom, offering flexibility for growing families, a nursery or a dedicated home office. Outside, the enclosed rear garden has been designed for easy maintenance, giving you more weekends to enjoy rather than spend gardening.

Located in a popular residential area of Stockton-on-Tees, everyday essentials, schools, parks and commuter routes are all within easy reach, making this a practical location for busy lifestyles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











GROUND FLOOR

Entrance Porch
Double-glazed entrance door and windows leading into the entrance porch, with meter cupboard.

Living Room
14' 4" x 13' 0" (4.37m x 3.96m)
Double-glazed window to the front aspect, twin radiator, laminate flooring and double doors leading into the breakfast kitchen.

Kitchen/Diner
14' 3" x 12' 8" (4.34m x 3.86m)
Double-glazed window to the rear aspect and double-glazed patio doors leading to the rear garden. Twin radiator and understairs cupboard. Range of wall, floor and drawer units with worktops incorporating a one-and-a-half-bowl stainless-steel sink and drainer unit with mixer tap. Space for an electric cooker and plumbing for a washing machine.

FIRST FLOOR

Landing
Built-in storage cupboard.

Bedroom One
12' 9" x 7' 9" (3.89m x 2.36m)
Double-glazed window to the rear aspect and single radiator.

Bedroom Two
10' 4" x 6' 3" (3.15m x 1.90m)
Double-glazed window to the front aspect and single radiator.







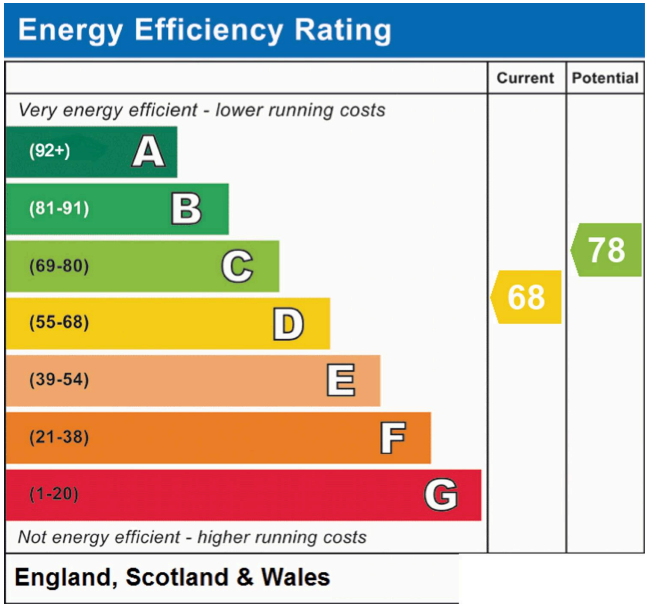
Bedroom Three
7' 3" x 6' 4" (2.20m x 1.93m)
Double-glazed window to the front aspect and single radiator.

Bathroom
Double-glazed window to the rear aspect. Side-panelled bath with shower over, pedestal wash-hand basin, low-level WC and single radiator. Tiled splashbacks.

Buyers Identification Check(s)
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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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