

# ILDERTON ROAD, NORTHSHORE, STOCKTON-ON-TEES, TS18 2SR



- ▲ Living Room with French Doors to Private Garden
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Two Double Bedrooms

- ▲ Fitted Kitchen Breakfast Room
- ▲ Double Driveway
- ▲ Photovoltaic Panels & Mechanical Ventilation

**£150,000**

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This modern two bedroom terraced house with gas central heating and double glazing is located on the Northshore development positioned alongside the River Tees. Within walking distance to the Queen's Campus Durham University, Stockton's iconic Infinity Bridge and close to riverside walks with cycle routes leading to Stockton and Middlesbrough. The Tees Barrage and Teesside Park Shopping Centre are also within easy reach, as are the A66 and A19 for commuting.

Entry is via the hallway which leads to a contemporary kitchen with sleek high gloss units, integrated oven, hob and fridge/freezer, and a welcoming lounge with French doors opening to the rear garden. A convenient WC completes this level.

Upstairs, the master bedroom benefits from an en-suite shower room, while the second bedroom offers a generous space. A stylish family bathroom completes the first floor of this beautiful home.



**TO VIEW:** Tel: **01642 355000**  
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**GROUND FLOOR**

**STORM PORCH** - Double glazed entrance door to entrance hall.

**ENTRANCE HALL** - With double door store cupboard.

**KITCHEN DINER - 4m x 2.7m (13'1" x 8'10")**  
With modern fitted kitchen, Bosch appliances, stainless steel sink and drainer unit, double glazed French doors to the front aspect and radiator.

**LOUNGE - 4.14m x 3.86m (13'7" x 12'8")**  
With radiator and large French doors to the rear garden.

**GROUND FLOOR CLOAKROOM/WC - 2.36m x 1m (7'9" x 3'3")**



**FIRST FLOOR**

**LANDING** - With access to the bedrooms and bathroom.

**BEDROOM ONE - 3.86m x 3.33m (12'8" x 10'11")**  
With double glazed window to the front aspect, single radiator and vaulted ceiling.

**EN-SUITE - 2.84m x 1.02m (9'4" x 3'4")**  
With Velux window, low level WC, pedestal wash hand basin and large shower cubicle.

**BEDROOM TWO - 3.86m x 2.92m (12'8" x 9'7")**  
With double glazed window to the rear aspect and large built-in cupboard.

**BATHROOM - 2.4m x 1.78m (7'10" x 5'10")**  
Comprising side panelled bath, pedestal wash hand basin, low level WC, radiator and tiling to lower walls.

**EXTERNALLY**

**PARKING & GARDEN** - Externally to the front there is a double driveway and to the rear there is a private enclosed garden with lawn and garden shed.

**AGENTS REF:** - LJ/LS/STO230817/14012025

**Council Tax Band:** B      **Tenure:** Freehold

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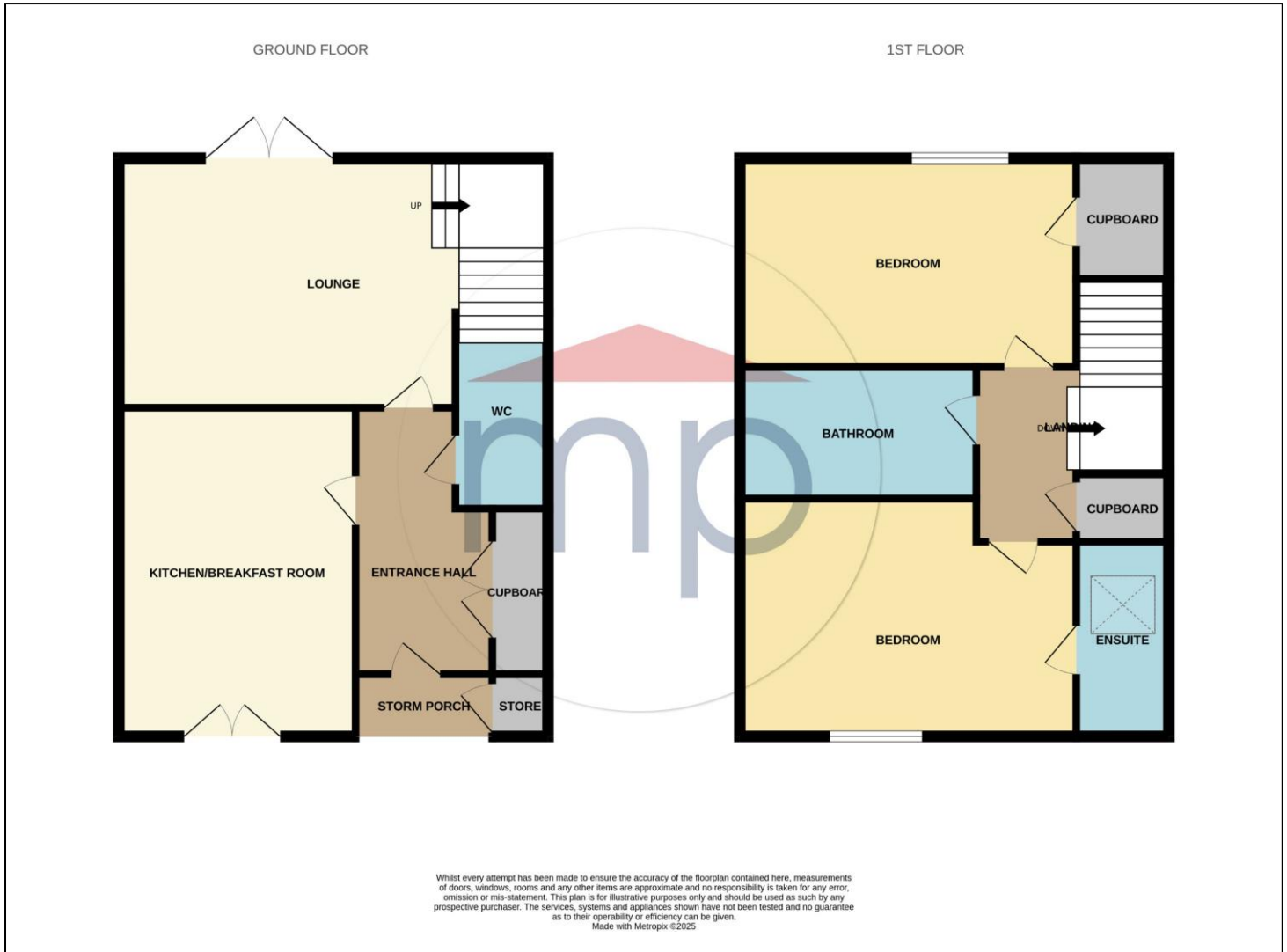
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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