

WOODBOROUGH LANE, WHITEHOUSE FARM, STOCKTON, TS19 0QU



- ▲ Ducted Air Heating System - Meaning no radiators which allows full use of rooms for furnishings
- ▲ Air Sourced Heat Pump Grants Available up to £7500* via Government website
- ▲ Ideal For First-Time Buyers Looking to Establish Their Home
- ▲ Modern Semi-Detached Home in A Sought-After Location
- ▲ Abundant Natural Light & Warm Ambiance
- ▲ New Modern Roof Covering Fitted to Garage & Dormers

- ▲ Private Garden, Perfect for Outdoor Entertaining
- ▲ Off-Street Parking & Garage
- ▲ Easy Access to Local Amenities, Schools & Transport Links
- ▲ Great Choice for Families or Professionals Seeking Comfort & Coziness
- ▲ Don't Miss This Fantastic Opportunity – Book Your Viewing Today!

£155,000

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Ideal for first-time buyers looking to set their nest, this modern semi-detached home in a sought-after location offers heaps of natural light and a warm ambiance. The property has been well maintained and is ready for a new owner to move in and make it their own. Additional benefits include a private garden, perfect for outdoor entertaining, a patio area, off-street parking, and a garage for added convenience. With easy access to local amenities, schools, and transport links, this property is a perfect choice for families or professionals seeking a comfortable and cosy home. Don't miss out on this fantastic opportunity – book your viewing today!

GROUND FLOOR

ENTRANCE HALLWAY

Entered via double glazed door to front elevation, window to side elevation and stairs to first floor landing.

LOUNGE - 3.23m x 4m (10'7" x 13'1")

Double glazed bay window to front elevation, wall lights and radiator. Arch through to dining room.



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DINING ROOM - 3m x 2.62m (9'10" x 8'7")
Double glazed window to rear elevation.
Glass panel door to kitchen.

KITCHEN - 2.34m x 2.62m (7'8" x 8'7")
Fitted with a range of units, space for washing machine, door to rear elevation, pantry cupboard and gas hob and oven.

FIRST FLOOR

LANDING
Accessed via stairs from hallway, airing cupboard and loft access.

BEDROOM ONE - 3.48m x 3.02m (11'5" x 9'11")
Double glazed window to front elevation, fitted wardrobes and wall lights.

BEDROOM TWO - 2.54m x 3.05m (8'4" x 10')
Double glazed window to rear elevation and fitted wardrobes.

BEDROOM THREE - 2m x 2.44m (6'7" x 8')
Double glazed window to front elevation.

SHOWER ROOM

Shower cubicle, low level WC, radiator, sink with vanity unit, fully tiled and double glazed window to rear elevation.

EXTERNALLY

PARKING, GARAGE & GARDEN

To the front of the property there is a driveway leading to garage with personalised door plus up and over door. To the rear of the property there is a garden which is enclosed with timber fence, shrubs, flower beds and borders.

AGENTS REF: - LJ/LS/STO250456/23072025

Council Tax Band: C **Tenure:** Freehold

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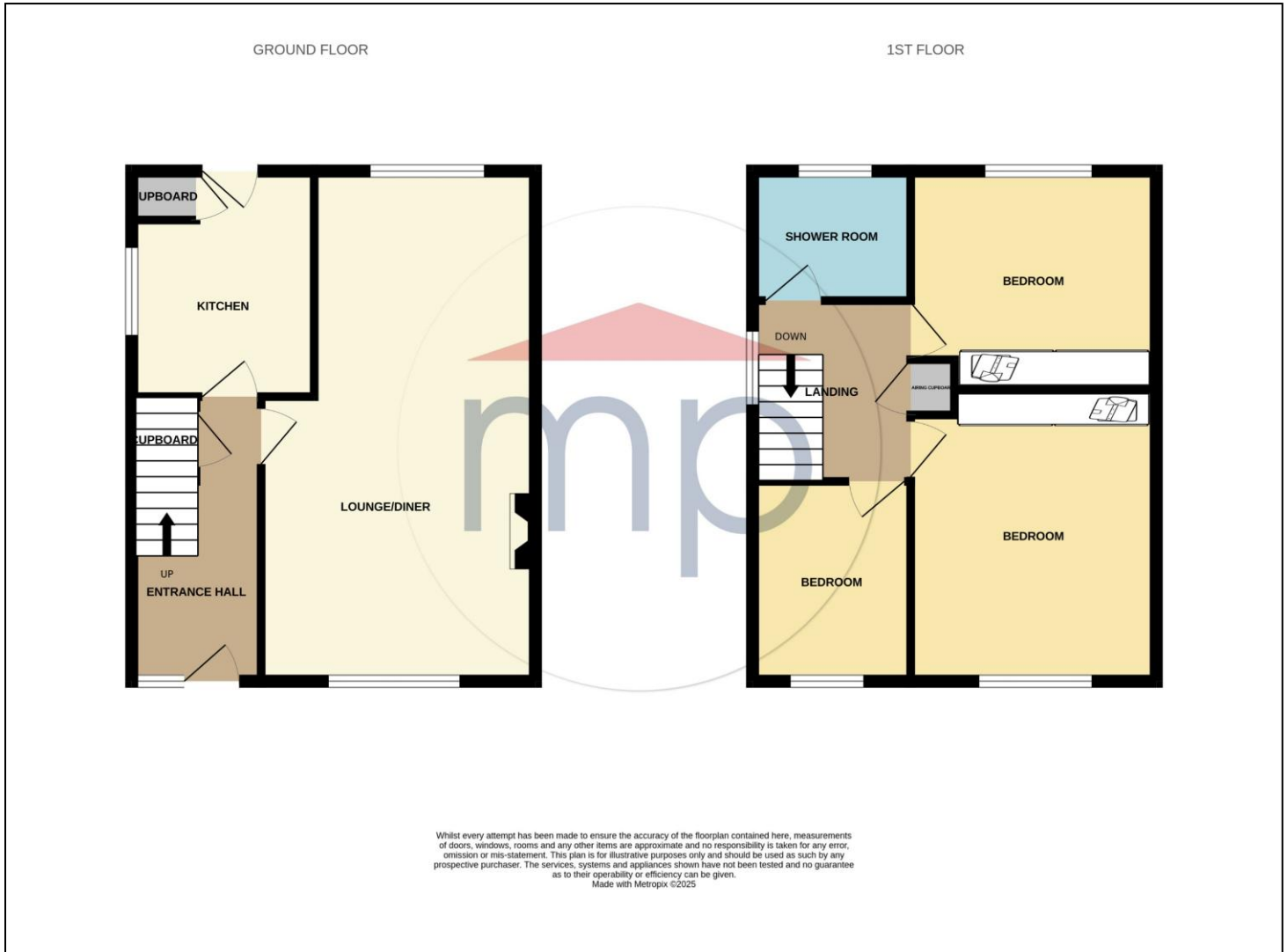




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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