

MORVEN VIEW, ELM TREE, STOCKTON-ON-TEES, TS19 0TR



- ▲ Well-Presented Three Bedroom Home with No Forward Chain
- ▲ Popular Elm Tree Location
- ▲ Ideal First-Time Buy or Investment
- ▲ Gardens Front & Rear

- ▲ Move Straight In!
- ▲ Fantastic Family Home
- ▲ Generous Kitchen/Diner
- ▲ Sought-After Location

£90,000

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Offered to the market with NO FORWARD CHAIN, this attractive and generously proportioned three-bedroom family home presents an outstanding opportunity for first-time buyers, growing families, and investors alike.

Occupying a pleasant position within the ever-popular Elm Tree residential area, the property offers well-balanced accommodation throughout, complemented by gardens to both the front and rear.

Upon entering, you are welcomed into a bright and spacious lounge, providing the perfect setting for relaxing evenings and entertaining guests. To the rear, the kitchen/dining room serves as the heart of the home, offering ample space for family meals, social gatherings, and everyday living.

The first floor comprises three well-sized bedrooms, providing versatile accommodation to suit a range of lifestyles, whether for family living, home working, or guest space. A family bathroom completes the accommodation.

Externally, the property benefits from gardens to both the front and rear.

Ideally situated close to a range of local amenities, reputable schools, and excellent transport links, this property combines convenience, comfort, and future potential in a well-established and highly sought-after location.

Early viewing is highly recommended to fully appreciate the space, position, and potential on offer.

GROUND FLOOR

ENTRANCE

HALLWAY

LOUNGE - 4.23m x 3.26m (13'11" x 10'8")

KITCHEN - 3.38m x 3.33m (11'1" x 10'11")

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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WC - 1.68m x 0.92m (5'6" x 3')

FIRST FLOOR

LANDING

BEDROOM ONE - 4.2m x 2.82m (13'9" x 9'3")

BEDROOM TWO - 3.38m x 3.17m (11'1" x 10'5")

BEDROOM THREE - 2.47m x 2.2m (8'1" x 7'3")

FAMILY BATHROOM - 2.44m x 1.9m (8' x 6'3")

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - LJ/LS/STO250674/29052026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Stockton office on
Tel: **01642 355000**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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