

## DURHAM ROAD, STOCKTON-ON-TEES, TS19 0PT



### **FOR SALE BY AUCTION** **Tuesday 31<sup>st</sup> March 2026**

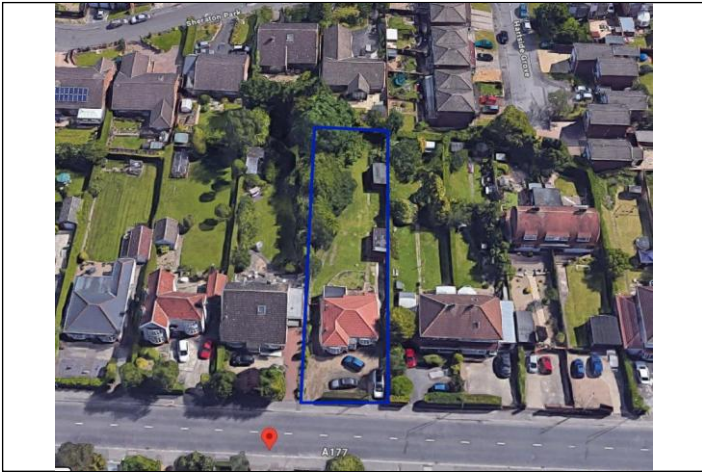
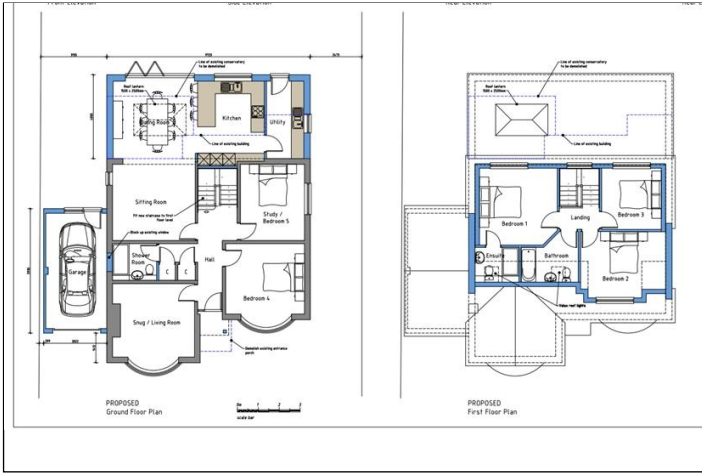


- ▲ Fantastic Development Opportunity
- ▲ Large garden plot of approximately 0.25 acres
- ▲ Currently comprises a large, detached bungalow with 3 bedrooms
- ▲ Planning permission granted to convert into a 5-bedroom detached house
- ▲ Further development potential (subject to permissions)
- ▲ Side access to the rear garden
- ▲ Planning Permission Approved (with conditions): Raising of roof heights, creation of a first floor
- ▲ roof lights to the front, dormer windows to the front and rear, single-storey rear extension, garage to the side, loft conversion and window alterations
- ▲ Alternative development, for less cost, would be to extend the back of the property at ground level only to make large open plan kitchen/living room looking onto the rear garden as per architect's plans

**Guide Price £199,950**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* Tuesday 31st March 2026 \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

\*\*\*\* Fantastic Development Opportunity \*\*\*

On this large garden plot of approximately 0.25 acres currently sits a large, detached bungalow with planning, that has been granted, to convert the building into a 5 bed detached house.

Further development should be considered, subject to permissions, as there is side access to the rear garden.

Planning permission approved with conditions: Raising of roof heights and creation of a first floor, to include roof lights to front and dormer windows to front and rear. Erection of single storey rear extension and garage to side. (Loft conversion, windows alterations, demolition of existing porch and conservatory) - Permission expiry date Tue 16 Jan 2029.

**GROUND FLOOR**

**ENTRANCE PORCH**

**ENTRANCE HALL**

With store cupboard.

**BEDROOM - 4.14m x 3.84m (13'7" x 12'7")**

**REAR LIVING ROOM - 4.11m x 3.66m (13'6" x 12')**

**FRONT BEDROOM - 4.17m x 3.94m (13'8" x 12'11")**

**REAR BEDROOM - 3.6m x 3.1m (11'10" x 10'2")**

**L' SHAPED KITCHEN - 5.4m (17'9") (max) x 1.63m (5'4") (max) into utility area**

**CONSERVATORY - 4.17m x 3m (13'8" x 9'10")**

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

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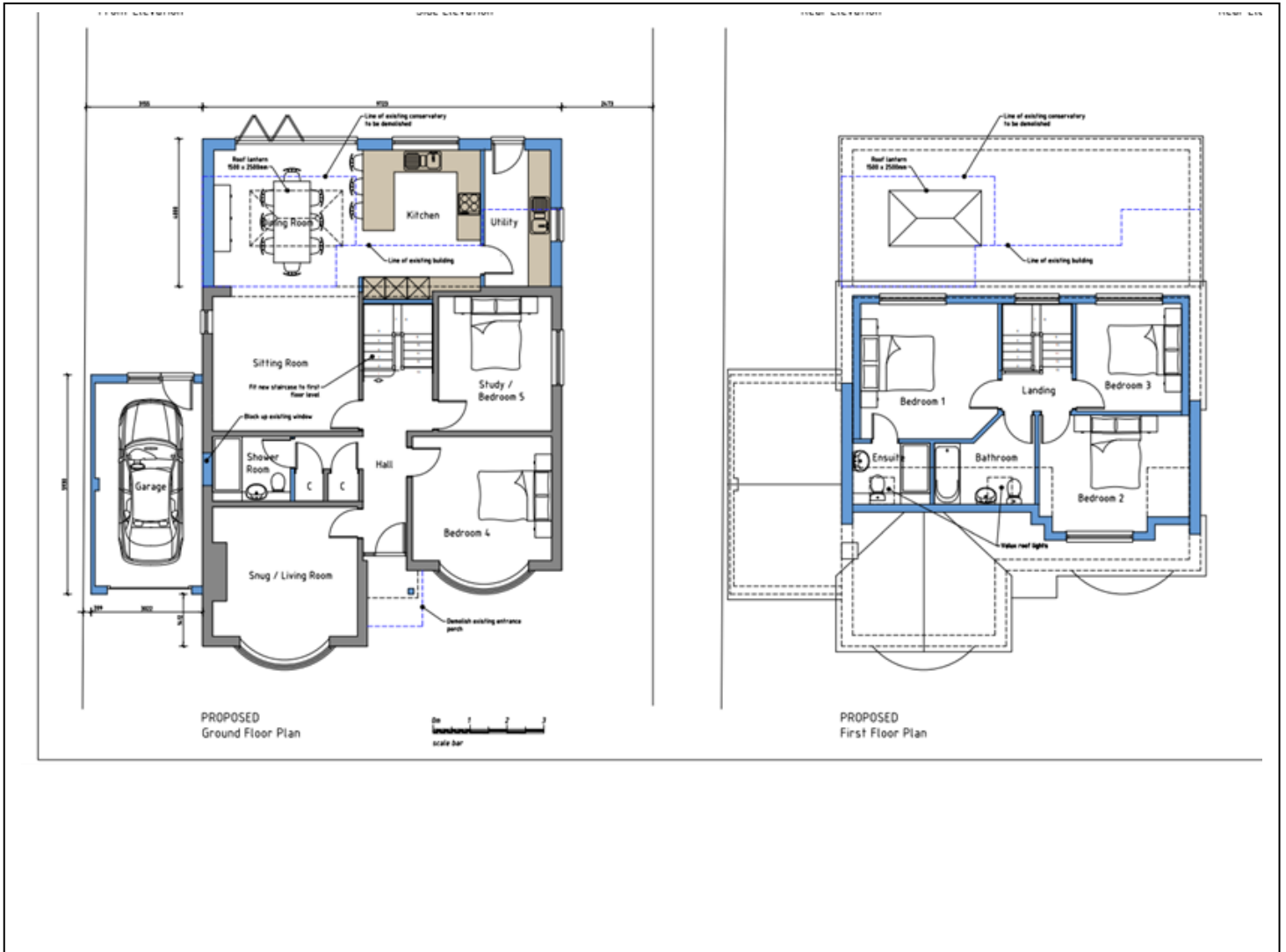
**AGENTS REF:** - LJ/LS/STO260056/18022026

**Council Tax Band:** D      **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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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