

# CORVUS DRIVE, LOW HARTBURN, STOCKTON ON TEES, TS18 3WE



- ▲ It's one of those places that is going to be easy to move straight into
- ▲ Numbers of years still remain on NHBC builders' warranty
- ▲ handy downstairs WC
- ▲ Kitchen with attractive modern grey shaker design units and some built-in appliances

- ▲ South facing garden and off road parking
- ▲ Central heating system with a great 'ideal logic' combi boiler
- ▲ UPVC double glazed windows

**£140,000**

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We think you're going to love this very modern two bedroom home. the epitome of a 'turn-key purchase' so a perfect place for someone who wants to move and settle quickly. Notable features include, smart modern kitchen, off street parking and a southerly facing rear garden to name a few!

The property briefly comprises entrance hall with stairs leading to the first floor, handy downstairs WC, modern kitchen, spacious lounge with a storage cupboard and doors leading to the southerly facing rear garden. On the first floor there are two double bedrooms and a bathroom. Externally to the front there is off street parking and to the rear a sunny southerly facing rear garden with a patio and neat laid lawn.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 3.15m x 0.91m (10'4" x 3')**

Composite front door leading into the hallway with wood grain effect laminate flooring and providing access to the ground floor WC, kitchen, lounge and stairs leading to the first floor.



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## CORVUS DRIVE, TS18 3WE



### **WC - 1.52m x 0.74m (5' x 2'5")**

Ground floor WC includes, close coupled toilet, wash basin with a mixer tap, tiled walls, radiator and wood grain effect laminate flooring.

### **KITCHEN - 3.12m x 1.47m (10'3" x 4'10")**

Smart modern kitchen with grey stylish Shaker design wall drawer and floor units, roll edge work top, electric over, four ring gas hob, stainless steel extractor unit, stainless steel sink unit with a mixer tap, integrated fridge freezer and dishwasher, 'Ideal Logic' Combi boiler with covering, grey splash back tiles, wood grain effect laminate flooring and radiator.

### **LOUNGE - 4.32m (14'2") Reducing to 2.64m (8'8") x 3.6m (11'10") Reducing to 2.5m (8'2")**

Spacious lounge with a radiator, doors leading to the rear garden and a handy cupboard for storage.



### **FIRST FLOOR**

### **LANDING - 1.8m x 1.75m (5'11" x 5'9")**

Radiator and loft access.

### **BEDROOM ONE - 2.46m x 3.58m (8'1" x 11'9")**

Radiator.

### **BEDROOM TWO - 2.95m x 2.62m (9'8" x 8'7")**

Built in Wardrobes, storage cupboard and radiator.

### **BATHROOM - 1.73m x 1.6m (5'8" x 5'3")**

Modern bathroom with a close coupled toilet, pedestal wash basin with a mixer tap, bath with a thermostat mixer tap, radiator, extractor fan, tiled walls and floors and spotlights.



### **EXTERNALLY**

### **PARKING & GARDEN**

To the front there is off street parking and to the rear is a fence enclosed southerly facing rear garden with patio and lawn.

**AGENTS REF:** - LJ/LS/STO260057/04022026

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

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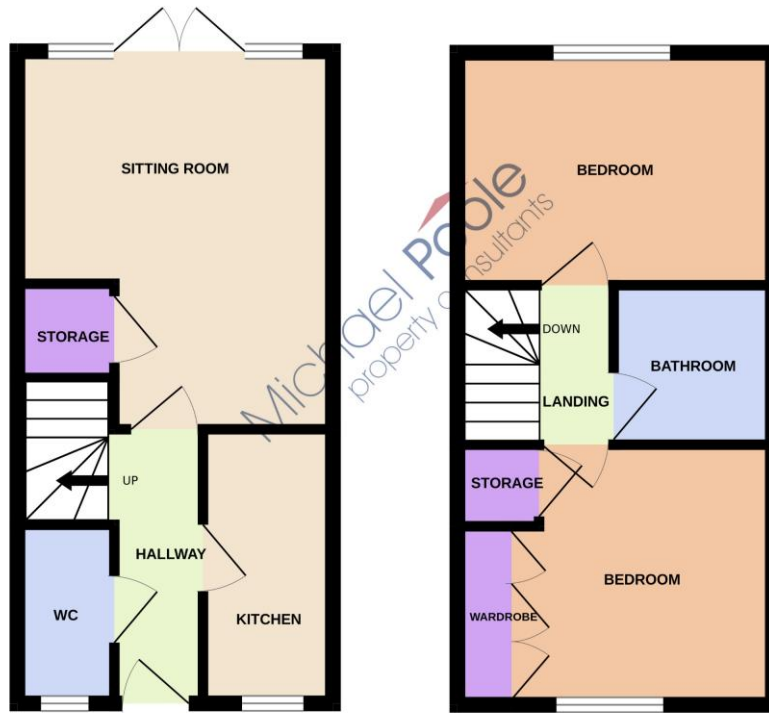
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GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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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