

# GREATHAM AVENUE, STOCKTON-ON-TEES, TS18 2QB



- ▲ Walking distance to the Tees Barrage, riverside walks and cycle routes
- ▲ Unique principal bedroom with en-suite and private roof terrace
- ▲ Kitchen/dining room with French doors to the garden
- ▲ Garage has been utilised as a store and playroom
- ▲ Three well-proportioned bedrooms

- ▲ Modern family bathroom plus ground floor cloakroom
- ▲ Private, low-maintenance rear garden ideal for entertaining
- ▲ Driveway parking and useful integral store
- ▲ Excellent access to Stockton Town Centre, A66 and A19
- ▲ An ideal first family home or professional purchase combining modern living with an exceptional riverside lifestyle

**£170,000**

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Imagine beginning your day with a peaceful walk along the iconic Tees Barrage, watching rowing boats glide across the river before stopping for a coffee at one of the nearby cafés. Evenings become just as enjoyable, returning home to relax on your own private roof terrace with a drink in hand as the sun sets across the open green outlook.

This modern three-bedroom home offers a lifestyle that perfectly balances convenience, outdoor living and modern family comfort. Situated within easy walking distance of the Tees Barrage, Infinity Bridge and riverside walks, it places miles of scenic walking and cycling routes virtually on your doorstep, while Stockton Town Centre, Durham University Queen's Campus, excellent commuter links and local amenities are all within easy reach.

Inside, lounge provides the perfect place to unwind after a busy day, while the contemporary kitchen/dining room naturally becomes the heart of the home—ideal for family meals, entertaining friends or simply enjoying everyday life together. French doors open directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living throughout the warmer months.

Upstairs, the impressive principal bedroom enjoys its own en-suite shower room and a standout feature rarely found at this price point—a generous private roof terrace. Whether it's morning coffee, weekend brunch or an evening glass of wine overlooking the open aspect, this unique outdoor space offers a peaceful retreat all of your own. Two further bedrooms and a modern family bathroom provide flexible accommodation for growing families, guests or those working from home.

Outside, the private, low-maintenance rear garden is perfect for summer barbecues, children's play or simply relaxing in the sunshine, while the front offers excellent off-road parking and an integral store for bikes, paddleboards or outdoor equipment—perfect for making the most of the nearby riverside lifestyle.

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

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**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 4.93m x 3.15m (max) (16'2" x 10'4" (max))**

**HALLWAY**

**CLOAKROOM**

**KITCHEN DINING ROOM - 2.57m x 5.74m (8'5" x 18'10")**

**FIRST FLOOR**

**BEDROOM THREE - 2.41m x 2.97m (7'11" x 9'9")**

**MASTER BEDROOM - 2.92m x 4.24m (max) (9'7" x 13'11" (max))**

**EN-SUITE**

**ROOF TERRACE**

**BEDROOM TWO - 3.43m x 2.7m (11'3" x 8'10")**

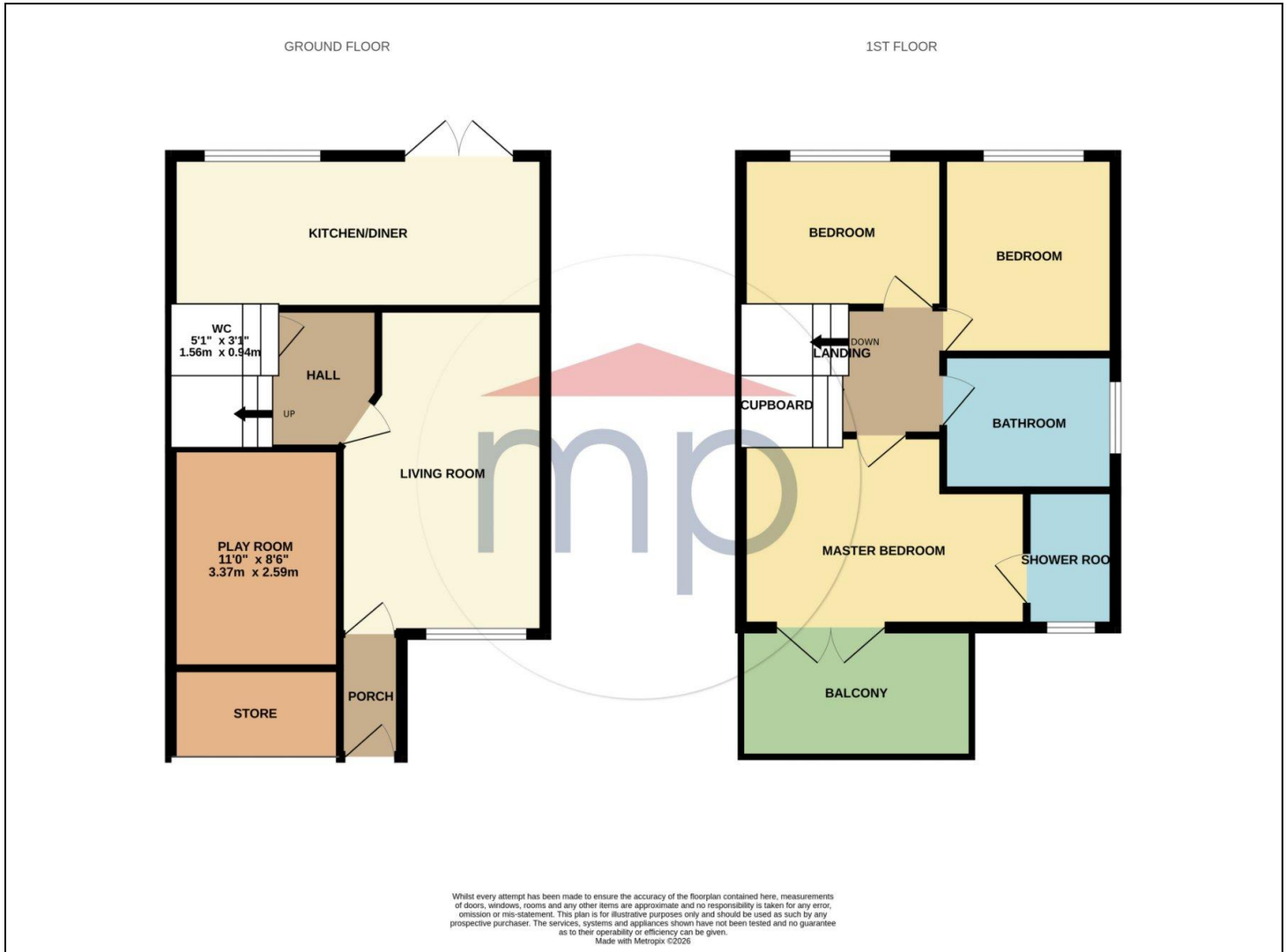
**BATHROOM - 1.7m x 2.67m (5'7" x 8'9")**

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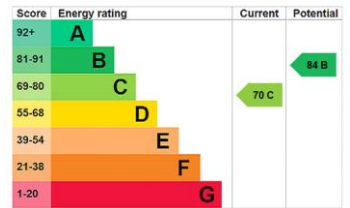
**Council Tax Band:** C      **Tenure:** Freehold

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





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