



## 2 bed semi-detached house to buy in TS19

Hickling Grove, Stockton-on-Tees, Durham, TS19 0XA

**£135,000**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ CUL DE SAC LOCATION
- ✓ IDEAL FIRST HOME
- ✓ SPACIOUS LOUNGE
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Tucked away toward the head of a pleasant and well-established cul-de-sac, this semi-detached home presents an exciting opportunity for buyers seeking a property with potential, offering a true blank canvas to modernise, upgrade, and personalise to their own taste and style.

Externally, the property benefits from a driveway running alongside the home, providing ample off-street parking, while the front garden enhances the property's overall appeal. Access is gained via the side elevation, leading into an entrance hall complete with a useful under-stairs storage cupboard.

Positioned to the front of the property, the kitchen offers space for dining and enjoys views over the rear garden, creating a practical and sociable environment for everyday living. The living room is generously proportioned and provides a comfortable space to relax, with stairs rising to the first-floor accommodation.

To the first floor, there are two well-balanced bedrooms, both capable of accommodating double beds, making the home suitable for a variety of buyers including first-time purchasers, downsizers, or investors alike. The bathroom is fitted with a three-piece suite and benefits from an additional over-stairs storage cupboard for added convenience.

Externally, the rear garden is predominantly laid to lawn and enjoys a desirable south-westerly aspect, allowing for plenty of afternoon and evening sunshine. A patio area provides an ideal spot for outdoor seating and entertaining during the warmer months.

Offered to the market with the added advantage of no onward chain, this property represents an excellent opportunity to create a lovely home in a sought-after residential setting.

Early viewing is recommended—contact our Stockton team today to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

5.02m x 3.70m (16'5" x 12'1")



### Kitchen and dining area

3.70m x 2.69m (12'1" x 8'9")



### Bedroom 1

3.70m x 2.65m (12'1" x 8'8")



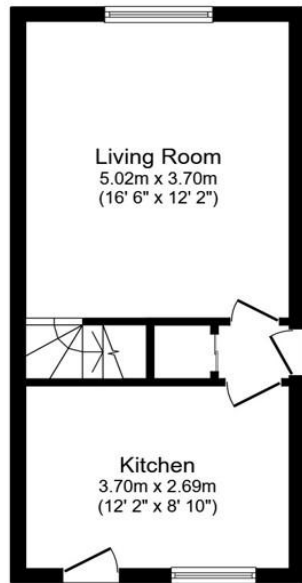
### Bedroom 2

3.70m x 2.72m (12'1" x 8'11")



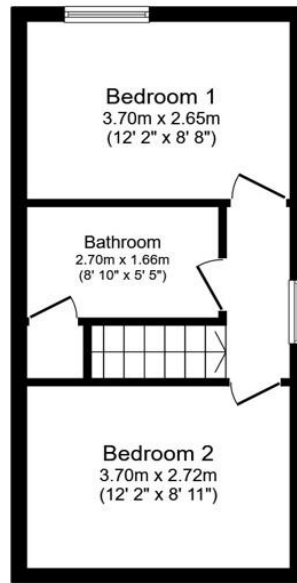
### Rear garden





**Ground Floor**

Floor area 30.1 sq.m. (324 sq.ft.)



**First Floor**

Floor area 30.1 sq.m. (324 sq.ft.)

**Total floor area: 60.2 sq.m. (648 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**

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