



3 Boynston Grove, Stockton-On-Tees, TS21 3BD

£210,000

We are pleased to offer to the market this three bedroom semi-detached property in this most pleasant area of Segefield, close to local shops and schools. The property is in need of some updating, benefits from electric storage heating, double glazing, lounge, dining room, fitted kitchen, ground floor wet room and first floor bathroom. Outside is a front garden area and enclosed rear garden laid to lawn with garage and generous drive for a number of vehicles.

Ground Floor

Entrance Porch

Has UPVC entrance door.

Lounge 16'6 x 12'0 (5.03m x 3.66m)



Has bay window, electric storage heater, built in storage, wall lights, spiral staircase leading to the first floor and entrance door leading into downstairs wet room.

Dining Room 13'11 x 11'6 (4.24m x 3.51m)



Has wall mounted electric storage heater and patio doors leading outside.

Kitchen 10'4 x 6'7 (3.15m x 2.01m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled walls, storage cupboard with water tank and UPVC entrance door.

Downstairs Wet Room



Has white suite comprising: WC, hand wash basin, and electric shower.

First Floor

Bedroom 1 10'3 x 9'3 (3.12m x 2.82m)



Has built in wardrobe and storage cupboard.

Bedroom 2 6'11 x 5'7 (2.11m x 1.70m)



Has built in wardrobes.

Bedroom 3 9'4 x 6'7 (2.84m x 2.01m)



Has built in wardrobes and wall mounted electric heater.

Separate WC



Has WC.

Bathroom



Has white suite, comprising: panel bath, hand wash basin and tiled walls.

Exterior



To the front of the property is a driveway offering off road parking leading to single garage, to the rear is an enclosed garden laid to lawn.

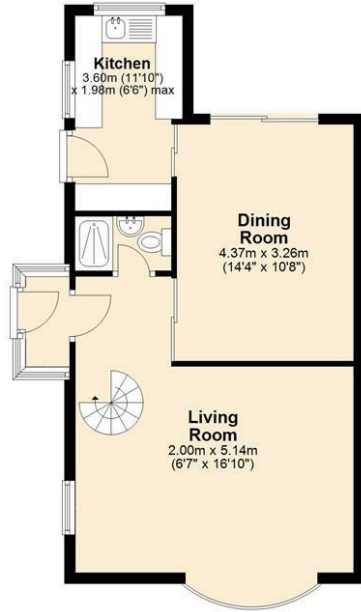
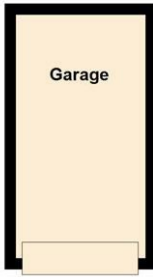
Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Floor Plan

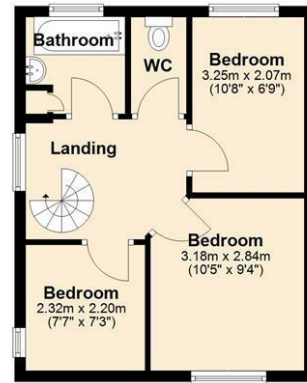
Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



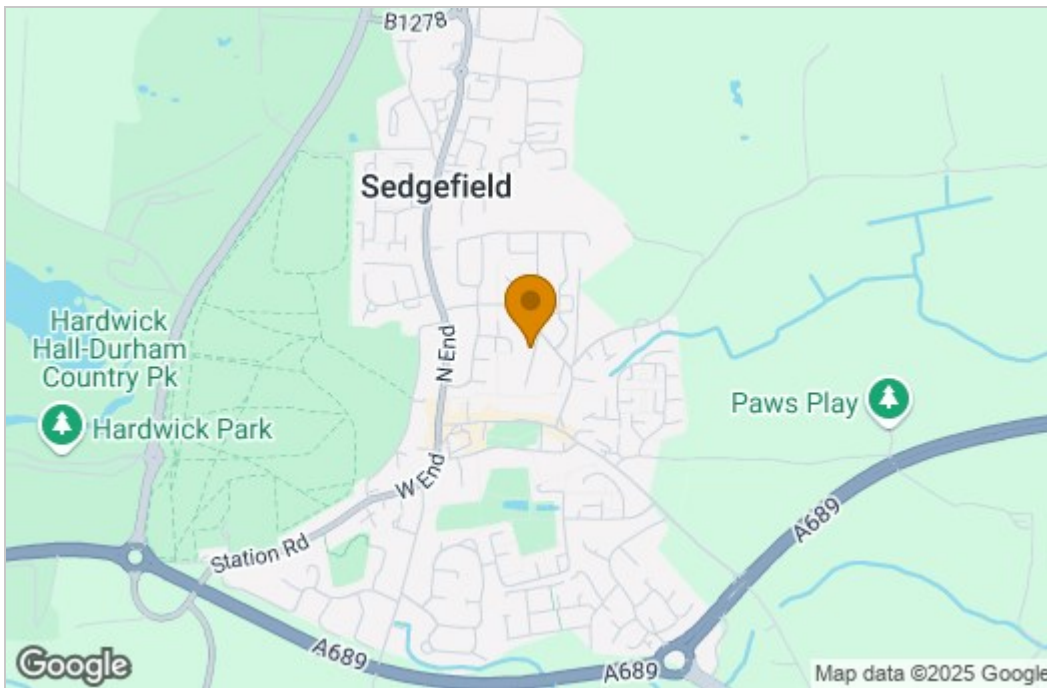
First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)

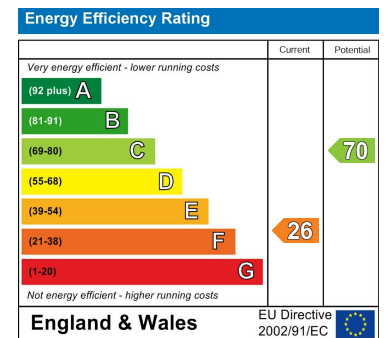


Total area: approx. 92.3 sq. metres (994.0 sq. feet)
3 Boynston Grove, Sedgfield

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.