



### 3 bed terraced house to buy in

Gooseport Road, Portrack ,  
Stockton-on-Tees, Cleveland, TS18 2JD

**£80,000**

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ No Forward Chain
- ✓ Front and Rear Gardens
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

This charming property is located on Gooseport Road in the Portrack area of Stockton-on-Tees. Situated with easy access to local shops, schools, amenities and transport links, This home is ideal for first-time buyers, young families, or investors.

Ready to move in and briefly comprising entrance, hallway, lounge, kitchen/dining area, three bedrooms and a family bathroom. This home also benefits from gas central heating, double glazing and a garden to the rear.

Contact us to arrange a viewing today and explore the potential of making this property your next home or investment.

Council Tax Band: A

Tenure: Freehold

Price: £80,000

Property Type: Terraced House

Parking: Allocated

Heating: Gas

## Entrance



## Hallway

Stairs leading to first floor

## Lounge

4.04m x 3.61m (13'3" x 11'10")

Double glazed window to front aspect, TV point, feature fire place and radiator



## Kitchen/Dining Area

5.63m x 2.81m (18'5" x 9'2")

Double glazed window to rear aspect, fitted base units, roll top work surface, cooker point, sink unit with mixer tap, radiator and door to external



## First Floor Landing

## Bedroom One

3.47m x 3.08m (11'4" x 10'1")

Double glazed window to front aspect, fitted wardrobes and radiator.



## Bedroom Two

3.02m x 2.67m (9'10" x 8'9")

Double glazed window to rear aspect and radiator.



## Bedroom Three

2.40m x 2.24m (7'10" x 7'4")

Double glazed window to front aspect and radiator,



## Bathroom

1.64m x 1.54m (5'4" x 5'0")

Double glazed window to rear aspect, shower cubicle, wash hand basin and radiator.



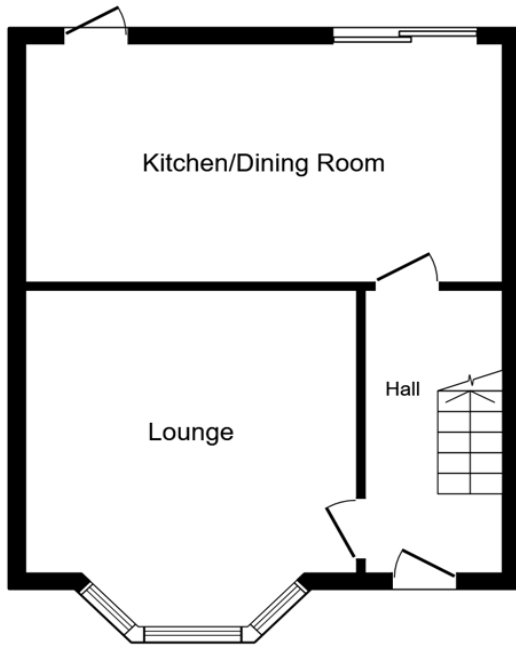
## W/C

Double glazed window to rear aspect and low level w/c.



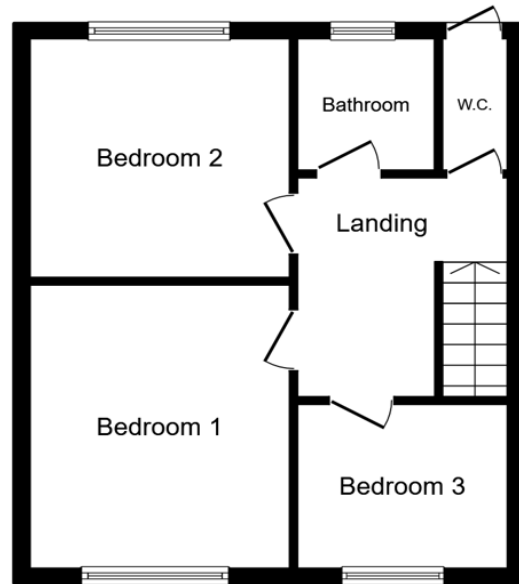
## External





### Ground Floor

Floor area 42.3 sq.m. (455 sq.ft.)



### First Floor

Floor area 40.9 sq.m. (440 sq.ft.)

**TOTAL: 83.2 sq.m. (895 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>			86
(69-80) <b>C</b>		70	
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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