



### 3 bed terraced house to buy in

Morven View, Elmtree, Stockton-on-Tees,  
Durham, TS19 0TR

**£90,000**

 x 3  x 1  x 1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ No Forward Chain
- ✓ Popular Elmtree Location
- ✓ Front and Rear Gardens
- ✓ Within Reach to Local Schools, Shops, Amenities and Transport
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Description

\*\*\*\*\*No Forward Chain\*\*\*\*\*

Offered to the market with no forward chain, this well-proportioned three-bedroom terraced property presents an excellent opportunity for first-time buyers, growing families, or investors alike. Situated in the popular residential area of Elmtree, the home benefits from a practical layout and gardens to both the front and rear.

The accommodation briefly comprises an inviting lounge, ideal for relaxing and entertaining, leading through to a spacious kitchen/diner which provides ample room for family dining and everyday living.

To the first floor, there are three bedrooms, offering flexible space for family life, home working, or guest accommodation, along with a family bathroom fitted with a standard suite. Externally, the property enjoys gardens to the front and rear, providing outdoor space for leisure, or potential enhancement.

Conveniently located for local amenities, schools, and transport links, this property offers both comfort and potential in a well-established area.

For More information and to arrange an internal inspection please contact the Stockton branch today.

Council Tax Band: A

Tenure: Freehold

Price: £90,000

Property Type: Terraced House

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance

---

## Hallway

---

## Lounge

4.23m x 3.26m (13'10" x 10'8")



## Kitchen

3.38m x 3.33m (11'1" x 10'11")



## WC

1.68m x 0.92m (5'6" x 3'0")



## 1st Floor Landing

---

## Bedroom 1

4.20m x 2.82m (13'9" x 9'3")



## Bedroom 2

3.38m x 3.17m (11'1" x 10'4")



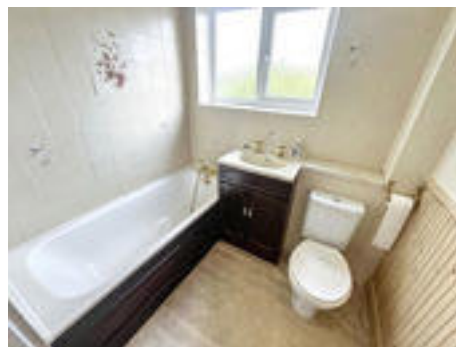
## Bedroom 3

2.47m x 2.20m (8'1" x 7'2")



## Family Bathroom

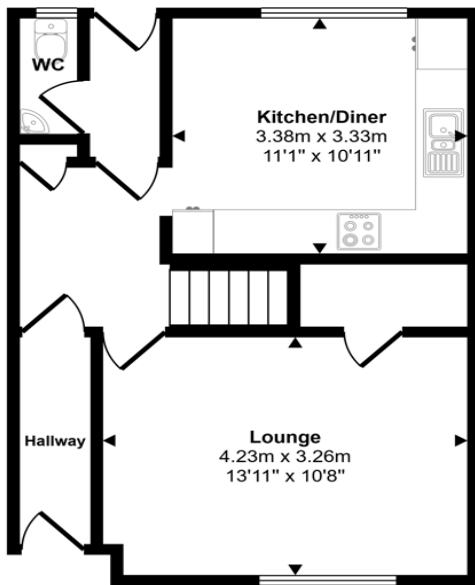
2.44m x 1.90m (8'0" x 6'2")



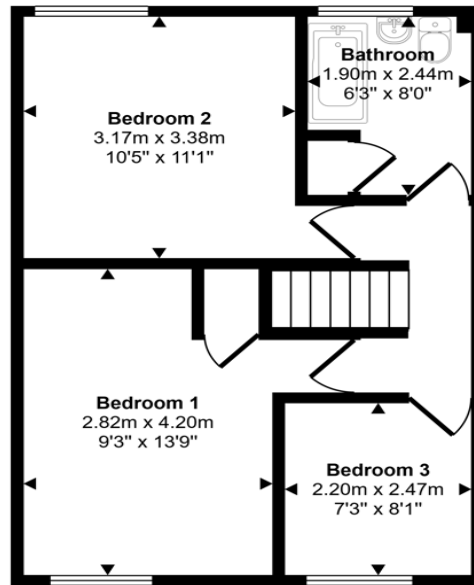
## External



Approx Gross Internal Area  
80 sq m / 862 sq ft



Ground Floor  
Approx 40 sq m / 429 sq ft



First Floor  
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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>                                   |                            | 77        |
| (55-68) <b>D</b>                                   | 62                         |           |
| (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<br>2002/91/EC |           |

Morven View, Elmtree, Stockton-on-Tees, Durham, TS19 0TR

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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.

