



Cleveland Drive, Carlton, TS21 1FF
3 Bed - House - Terraced
£168,000

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We are delighted to offer to the market this deceptively spacious mid-terraced house with three bedrooms & two bathrooms, pleasantly positioned within the popular, family orientated development of Cleveland Drive, Carlton Village. Having easy access to all of the local amenities offered in & around Carlton itself & within excellent commuting distance to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. This impressive home is well presented throughout & briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with French doors overlooking the rear garden & a stunning kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts three bedrooms (the master bedroom having en-suite facilities) & family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed garden to the rear which is largely laid to lawn, whilst a driveway providing parking for two vehicles is positioned to the front. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this well proportioned property for sale.

DISCLAIMER: This property is part of the 'Discount Market Sales Home' affordable scheme & terms & conditions apply. Eligibility of potential buyers must be qualified by a member of Stockton-On-Tees Borough Council. This property is not available for purchase by Private Landlords or those looking for Buy to Let Properties.

FREEHOLD
EPC Rating: C
Council Tax Band: B

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
17'4 x 11'5 (5.28m x 3.48m)

KITCHEN / DINING AREA
14'1 x 10'4 (4.29m x 3.15m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'3 x 9'9 (3.43m x 2.97m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
10'10 x 9'10 (3.30m x 3.00m)

BEDROOM THREE
8'1 x 7'6 (2.46m x 2.29m)

FAMILY BATHROOM
6'8 x 5'8 (2.03m x 1.73m)

EXTERNALLY

AGENTS NOTES

The scheme is for people who are unable to afford to buy a property from the open market. As mentioned above the eligibility criteria can vary but will generally include criteria such as:

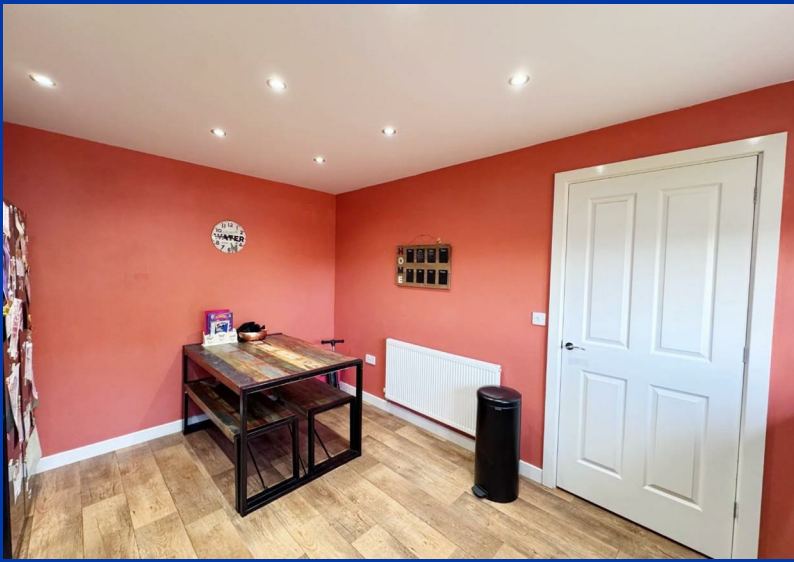
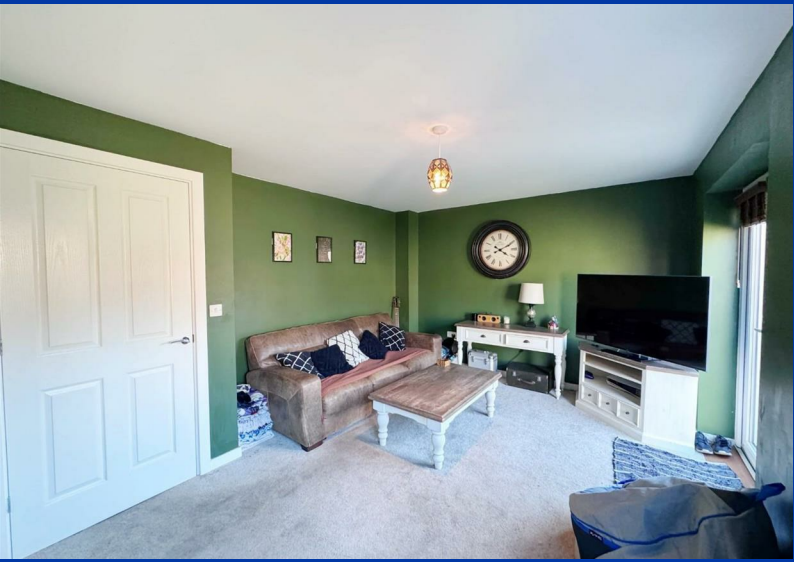
- Your income must be such that you cannot afford to buy a property at open market value in the area, typically a household income of less than £80,000.
- You must have a local connection to the area – meaning that you must have lived in the area recently or have a family member who needs your care and support living in the area.
- You must be legally allowed to own a property in the UK. You must be over the age of 18 and fully employed or self employed.
- You must not have a financial interest in any other residential property.

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Dedicated Property Manager

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 88 | 90 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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