



**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)



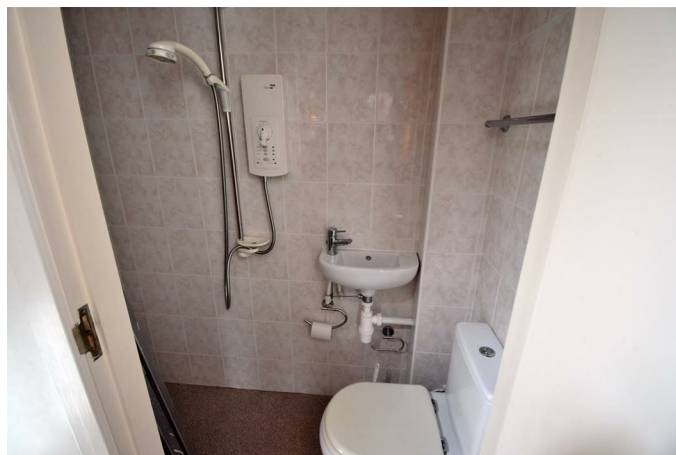
Has wall mounted electric storage heater and patio doors leading outside.

### 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



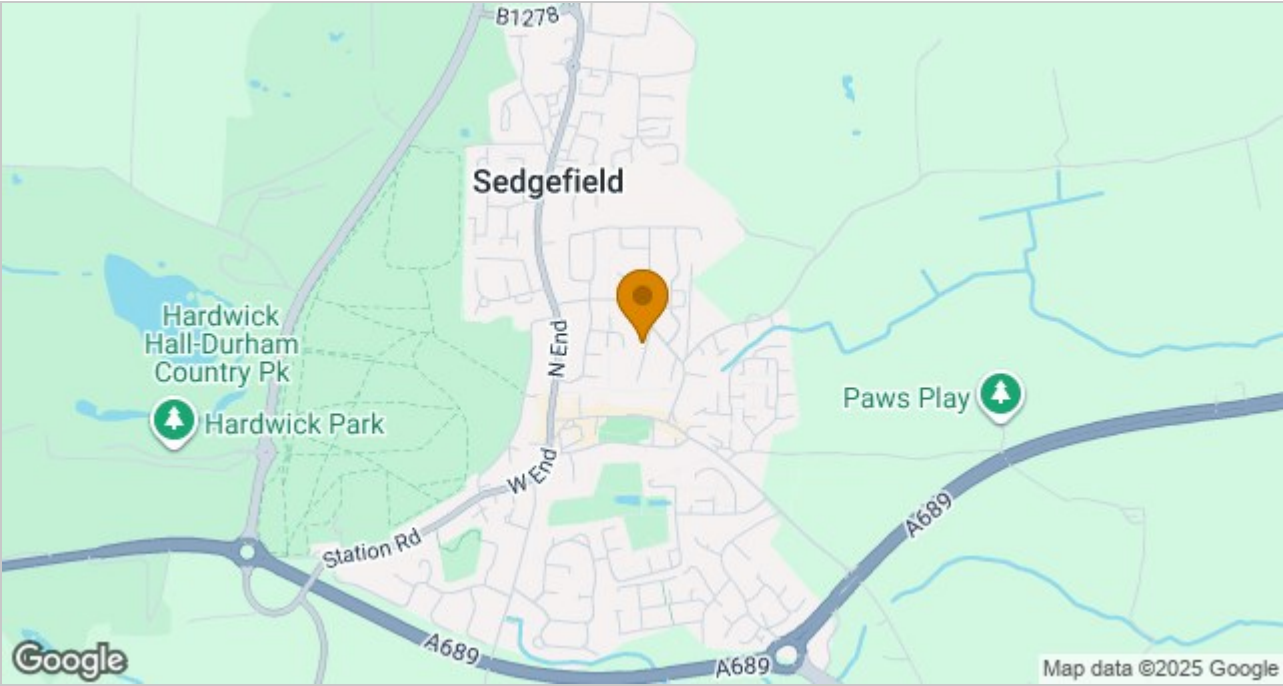
To the front of the property is a driveway offering off road parking leading to single garage, to the rear is an enclosed garden laid to lawn.

### Disclaimer

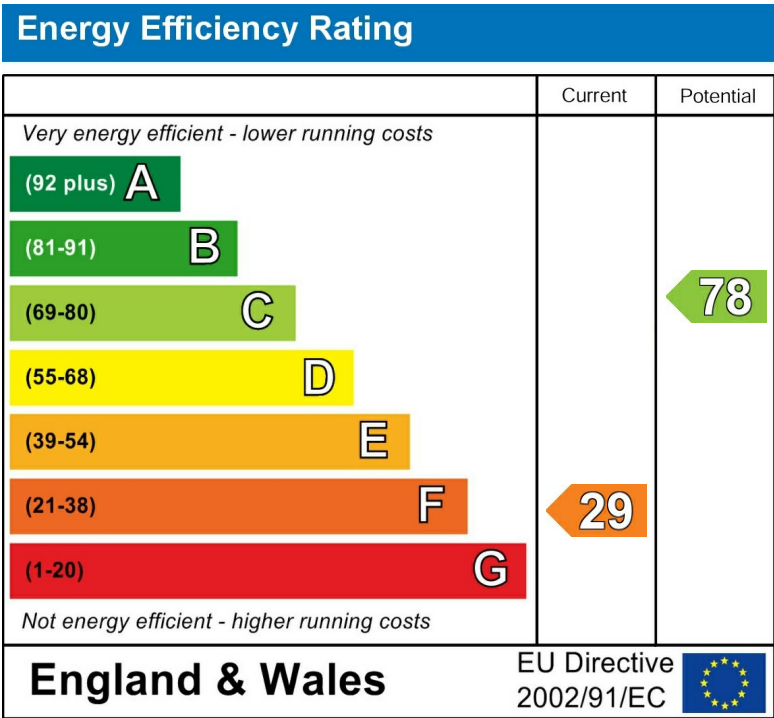
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Area Map



Energy Efficiency Graph



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