



**Kettlewell Way  
Stockton-on-Tees  
TS21 1FZ**

**Offers in Excess of £222,000**

**bettermove**

# Kettlewell Way

Bettermove are proud to present this impressive 3 bedroom detached house in Stockton-on-Tees available with no forward chain, welcoming an array of buyers.

The property benefits from double glazing, gas central heating throughout and has off road parking available via the detached garage and private driveway. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Stockton-on-Tees, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A66 and public transport in the area.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

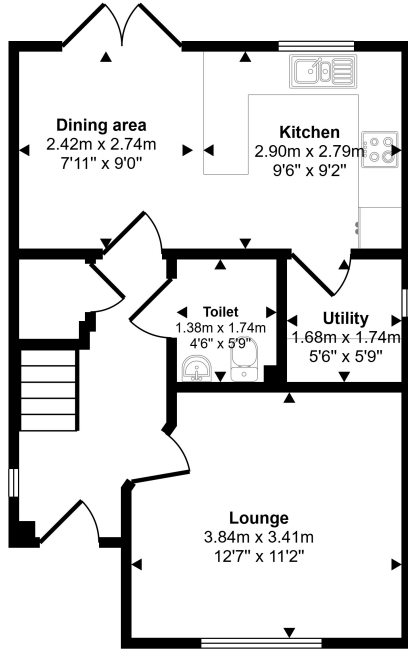
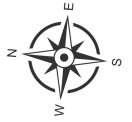
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

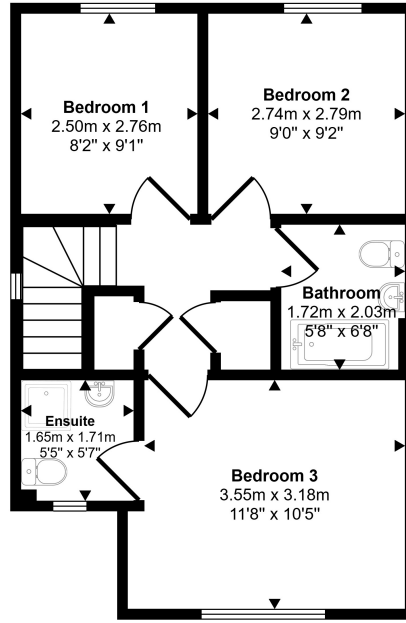
This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



Approx Gross Internal Area  
84 sq m / 908 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 42 sq m / 454 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)