



Barras Way, Bishopsgarth, Stockton-On-Tees, TS19 8XE

Situated on a corner plot in the popular area of Bishopsgarth, this extended and immaculately presented three bedroom semi-detached house with a detached garage offers a spacious living environment.

Upon entering, you are greeted by an extended hall that leads into the lounge, complete with a multi-fuel log burner, providing a cosy atmosphere. The lounge seamlessly flows into the extended kitchen/dining room, which boasts high gloss cupboards and a peninsula breakfast bar, creating a modern and functional space. The kitchen is equipped with integrated appliances, including a gas hob and oven, and provides access to the rear garden.

Upstairs, the property offers three well proportioned bedrooms and a modern bathroom, featuring a shower over the bath. Additionally, there is access to a useful loft room, providing extra space for various uses. **D**

The property benefits from gas central heating and double glazing, with all of the windows having been recently replaced, ensuring warmth and energy efficiency throughout.

Externally, the property is located on a corner plot, offering an enclosed front garden and good sized rear garden, primarily laid to lawn, with a patio area and decking for outdoor relaxation. The driveway provides off road parking, and the detached garage offers additional storage space.

Conveniently located near local shops, schools, and excellent transport links via bus services and the A66, this property provides ample family sized accommodation, making it an ideal choice for first time buyers and families.

£170,000



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HALL

LOUNGE

13'4" x 12'4" (4.06m x 3.76m)

KITCHEN/DINING ROOM

22'1" x 10'4" (6.73m x 3.15m)

LANDING

BEDROOM ONE

14'9" x 8'9" (4.50m x 2.67m)

BEDROOM TWO

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

BEDROOM THREE

6'9" x 6'11" < 10' (2.06m x 2.11m < 3.05m)

BATHROOM

6'2" x 6'1" (1.88m x 1.85m)

LOFT ROOM

15'8" x 6'6" (4.78m x 1.98m)

AML PROCEDURE

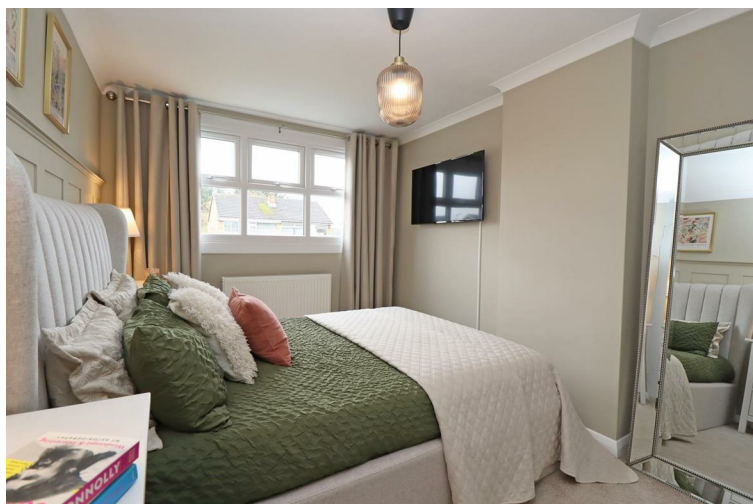
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Ground Floor

First Floor

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | 65 |
| (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 |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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