



## Woodmere Road, Whitehouse Farm, Stockton-On-Tees, TS19 0QF

This immaculately presented and extended four bedroom detached house is nestled in a pleasant cul-de-sac within the popular Whitehouse Farm area of Stockton.

The accommodation comprises of a hallway leading to a lounge with a dual fuel open fire and a second reception room featuring a charming log burning stove. Bi-folding doors open into the spacious open plan kitchen and family area, enhanced by Velux windows and an additional set of bi-folding doors that flood the space with natural light and create a seamless indoor-outdoor feel. The contemporary kitchen is fitted with sleek high-gloss units, granite worktops, and a large island, complemented by an integrated double oven, hob, fridge/freezer, and dishwasher. A utility room and a convenient downstairs W/C complete the ground floor.

Upstairs, the master bedroom enjoys a walk-in wardrobe and a stylish en-suite, while two additional bedrooms include built-in wardrobes. A fourth bedroom and a modern family bathroom with a shower over the bath complete the upper level. The property also benefits from gas central heating, double glazing, a partially boarded loft, and solar panels.

Externally, the front of the property is softened by shrubbery and features a spacious driveway leading to a garage with an electric door. The private west-facing rear garden offers a generous lawn, a patio, and a pergola, creating a perfect space for relaxation and outdoor entertaining.

Located near well regarded schools, Stockton Sixth Form College, and convenient amenities such as Sainsbury's Supermarket, Newham Grange Park, and sports facilities, this area is highly desirable for families. With excellent commuter links via the A66, A19, and nearby bus routes, it offers easy access to Stockton, Middlesbrough, and beyond.

Offers Over £390,000





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## HALL

## LOUNGE

12'11" x 11'10" (3.94m x 3.61m)

## FAMILY ROOM

12'11" x 11'10" (3.94m x 3.61m)

## KITCHEN/DINING/LIVING AREA

26'3" x 15'6" (8.00m x 4.72m)

## UTILITY ROOM

8'4" x 8'2" (2.54m x 2.49m)

## DOWNSTAIRS WC

4'1" x 3' (1.24m x 0.91m)

## LANDING

## MASTER BEDROOM

17'1" x 8'1" (5.21m x 2.46m)

## EN-SUITE

8'5" x 3'10" (2.57m x 1.17m)

## WALK-IN WARDROBE

8'5" x 3'10" (2.57m x 1.17m)

## BEDROOM TWO

12'11" x 11'9" (3.94m x 3.58m)

## BEDROOM THREE

12'11" x 11'9" (3.94m x 3.58m)

## BEDROOM FOUR

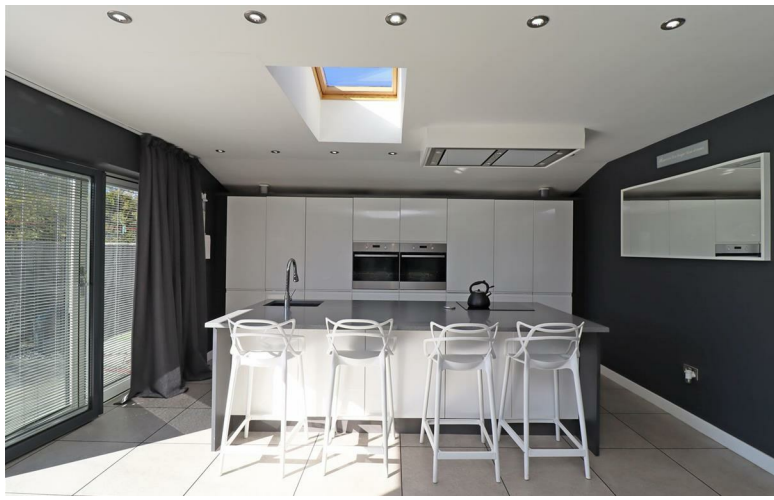
8'9" x 7' (2.67m x 2.13m)

## BATHROOM

8'3" x 6'10" (2.51m x 2.08m)

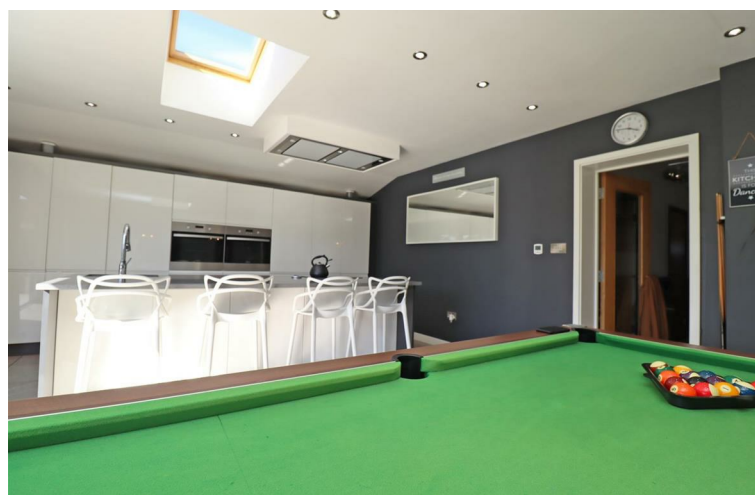
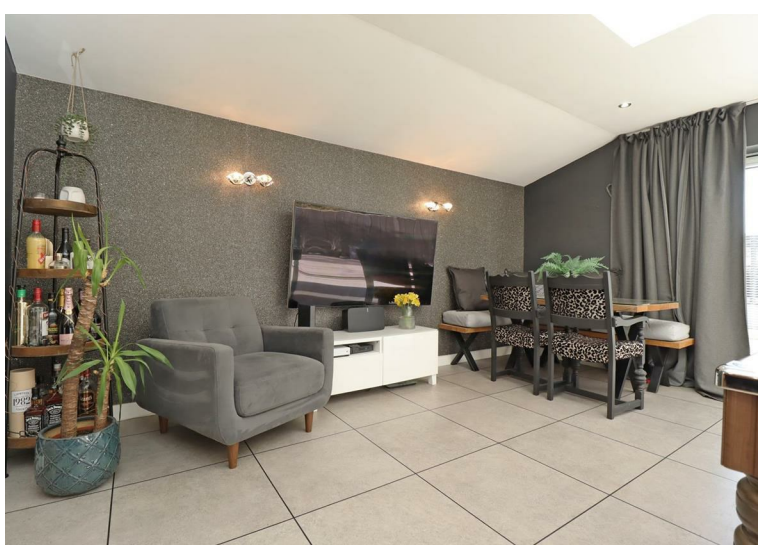
## AML PROCEDURE

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Tel: 01642 615657





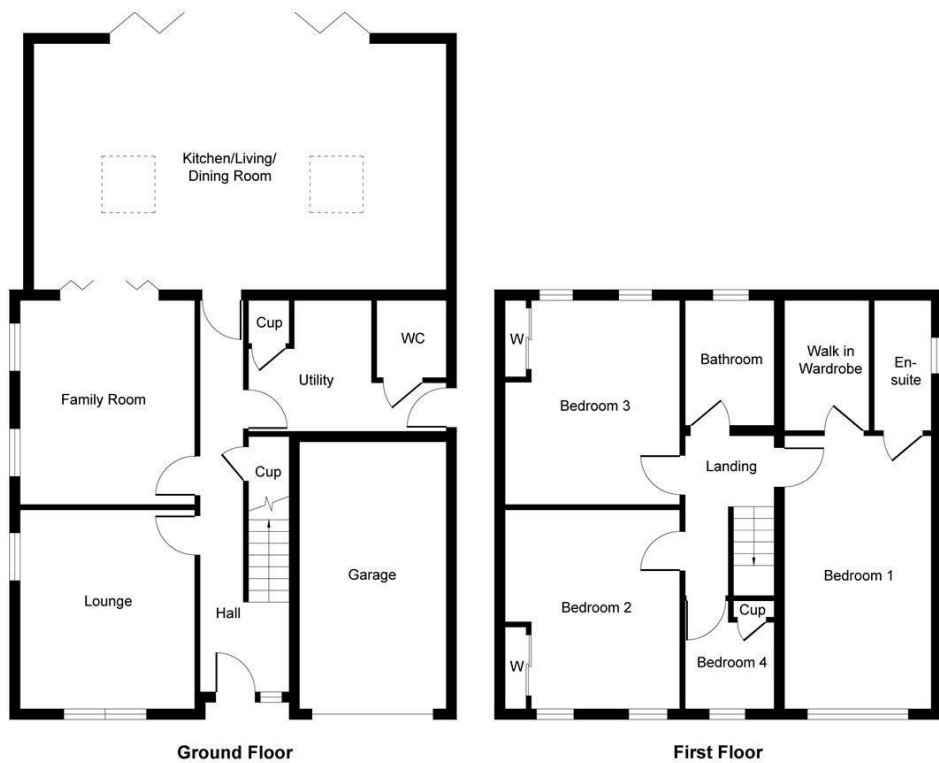




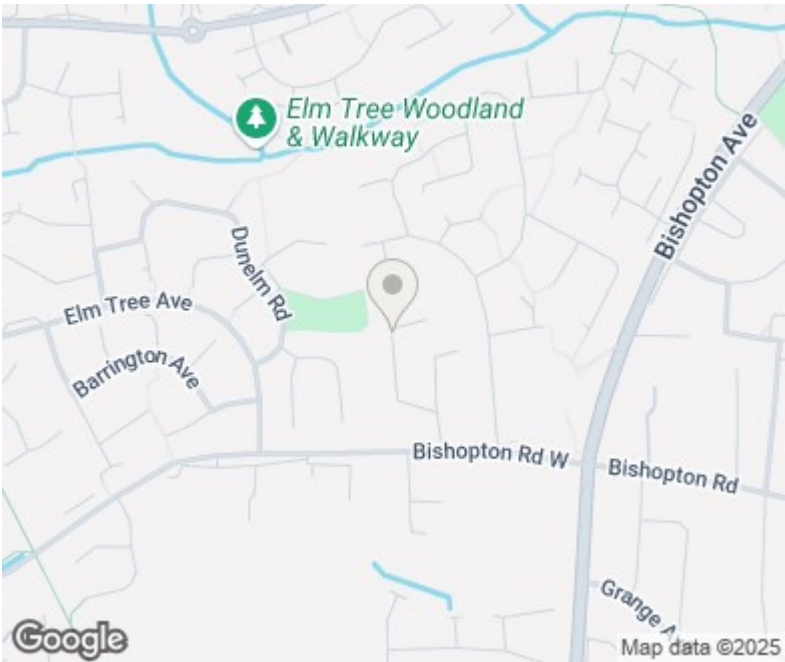




# Woodmere Road, Whitehouse Farm, Stockton-On-



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	87
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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