



Weaverham Road  
Stockton-On-Tees

£210,000  
ENERGY RATING: C-72

A spacious purpose built four bedroom, two reception room semi-detached family home on this highly sought after area off The Glebe and close to The Glebe Primary school. The property briefly comprises; entrance porch, cloaks/WC, large 24 ft. lounge/dining room, second sitting room, kitchen/breakfast room, conservatory, four first floor bedrooms and family bathroom. There is an open lawn to the front, a long driveway to the side leading to a detached garage and a private enclosed rear garden. Energy Rating: C-72. Council Tax Band: D £2336pa



- Four Bedroom Semi Detached • 2 Reception Rooms & Conservatory • Kitchen/Diner with Appliances • Family Bathroom & Cloaks/WC

### Entrance Porch

UPVC door with leaded feature light, front aspect UPVC double glazed window, meter cupboards and a radiator.

### Cloaks/WC

Front aspect UPVC double glazed window, vanity unit housing wash basin with tiled splashbacks, low level WC and a radiator.

### Lounge/Dining Room

23'10" x 17'6" (max.)

Front aspect UPVC double glazed window & rear aspect UPVC double glazed windows, staircase to first floor, coving and three radiators.



### Sitting Room

16'3" x 7'10"

Front aspect UPVC double glazed bow window & side aspect UPVC double glazed window, exposed floorboards and a radiator.



### Kitchen/Breakfast Room

15'1" x 10'10"

Rear aspect UPVC double glazed window and a rear aspect UPVC door opening to the Conservatory. A range of base & wall units with rolled wood effect worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap and an electric hob with stainless steel extractor hood over. Built-in double oven, integrated fridge/freezer and dishwasher, space for washing machine and tumble dryer. Exposed floorboards and a radiator.

### Conservatory

8'0" 10'9"

Brick dwarf wall & UPVC construction with a rear aspect UPVC double glazed French doors opening to the garden, exposed floorboards and a wall light.



- Drive, Garage & Private Rear Garden
- Very Popular Location
- Energy Rating: C-72
- Council Tax Band: D £2336pa



### First Floor Landing

Side aspect UPVC double glazed window, coving and access to loft.

### Bedroom One

12'5" x 14'6"

Front aspect UPVC double glazed window, range of fitted wardrobes, exposed floorboards and a radiator.

### Bedroom Two

11'1" x 10'11"

Rear aspect UPVC double glazed window, exposed floorboards and a radiator.



### Bedroom Three

12'5" x 7'11"

Front aspect UPVC double glazed window, built-in wardrobe & cupboard and a radiator.

### Bedroom Four

7'10" x 7'11"

Rear aspect UPVC double glazed window and a radiator.

### Bathroom

Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath, corner walk-in cubicle with thermostatic mixer shower and a vanity unit housing wash basin and a low level WC with concealed cistern. Part tiled walls and a radiator.



### Externally

There is an open lawn to the front of the property with a driveway to the side providing parking for a number of vehicles and leads to a detached garage (6.95m x 2.4m) with up & over door, rear window, power & lighting. To the rear is an enclosed and private garden, mostly lawned with patio area and mature trees & shrubs.

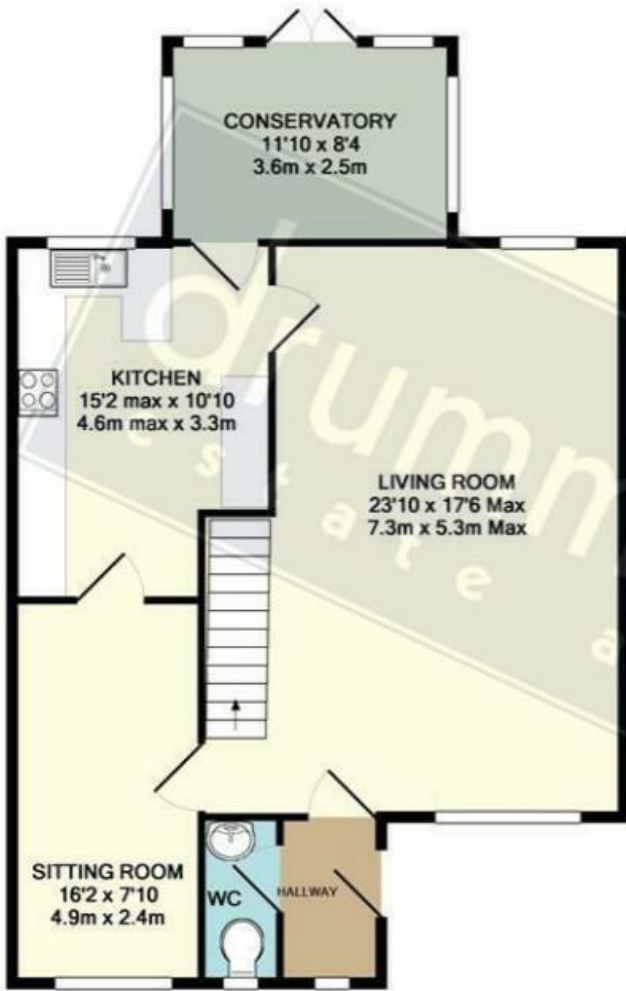




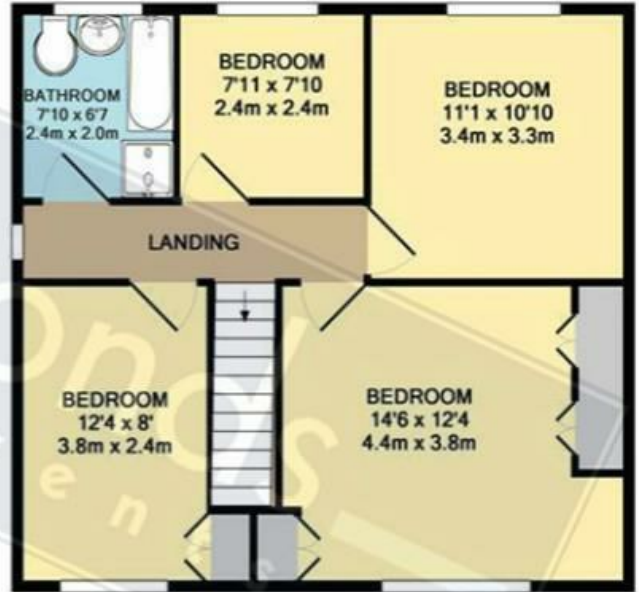
## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Floor Area** - 1370.00 sq ft  
**Tenure** - Freehold



**GROUND FLOOR**



**FIRST FLOOR**

Measurements are approximate. May not be to scale. For illustrative purposes only.



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			
<b>England &amp; Wales</b>		72	84
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales  
63 Queensway  
Billingham  
TS23 2LU

01642530919  
info@drummondstates.co.uk  
www.drummondstates.co.uk

**drummonds**  
estate agents