



## 86 Chadderton Drive

Stainsby Hill, Stockton-On-Tees, TS17 9QB

**Offers in the region of £220,000**



An Extended, Immaculate & Well Maintained Family Home! Spacious Throughout With 25ft Lounge/Diner, Recently Re-Fitted Kitchen With Integrated Appliances, Three First Floor Double Bedrooms, Family Bathroom & En-Suite Shower Room. 36ft Integral Garage Offering The Potential For Conversion Subject To Planning Permission. A Delightful Garden Room With Power & Plumbing Offering The Potential To Be A Fourth Bedroom. To The Rear Are Stunning Views Of Cleveland Hills And Roseberry Topping.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



**Location:**

Positioned On The Out Skirts Of Thornaby, From The A1130 Take A Left Turn Onto Mitchell Avenue Then Take A Left Onto Chadderton Drive. The Property Is Located On The Right-Hand Side.

- Pavillion & Shopping Centre - 10 Minute Walk
- McDonalds - 10 Minute Walk
- Thornaby Primary & Academy School - 11 Minute Walk
- Roundel Pub & Restaurant - 9 Minute Walk
- Teesside Golf Club - 3 Minute Drive
- Teesside Retail Park - 5 Minute Drive

Journey Times Estimated Using Google Maps.

**Accommodation Comprises:**

**Entrance Porch**

Entrance Door, Leads To The Hallway.

**Entrance Hallway**

Hallway With Double Doors Leading To The Lounge & Staircase To The First Floor, Radiator.

**Lounge/Diner**

10'9" x 25'5" (3.29 x 7.75)

uPVC Double Glazed Bay Window, Feature Fireplace, Understairs Storage Cupboard, Radiator.

**Kitchen**

12'4" x 10'6" (3.76 x 3.22)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Double Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Spotlights, uPVC Double Glazed Windows & Door To Rear.

**First Floor Landing**

7'2" x 5'10" (2.19 x 1.79)

Open Spindle Balustrade, Access To Bedrooms & Bathroom.

**Master Bedroom**

14'2" x 11'2" (4.33 x 3.42)

Fitted Wardrobes, uPVC Double Glazed Window, Radiator, Spotlights.

**Bedroom Two**

8'0" x 15'5" (2.46 x 4.72)

uPVC Double Glazed Window, Radiator.

**En-Suite Shower Room**

5'8" x 8'0" (1.73 x 2.44)

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, W/C, Shower, Radiator, uPVC Double Glazed Window.

**Bedroom Three**

10'8" x 8'4" (3.26 x 2.56)

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Family Bathroom**

5'10" x 5'4" (1.79 x 1.64)

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, Radiator, uPVC Double Glazed Window.

**Garden Room/Ground Floor Bedroom**

13'7" x 9'7" (4.16 x 2.93)

Fitted With Work Surfaces Incorporating Sink Unit & Mixer Tap, Space For Washing Machine & Dryer, Spotlights, uPVC Double Glazed Door & French Doors To Rear, Access To Garage.

**Integral Garage**

10'1" x 36'10" (3.09 x 11.23)

Up & Over Door & Power.

**Energy Efficiency Rating: D**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: C**

Estimate £1,901

**Disclaimer**

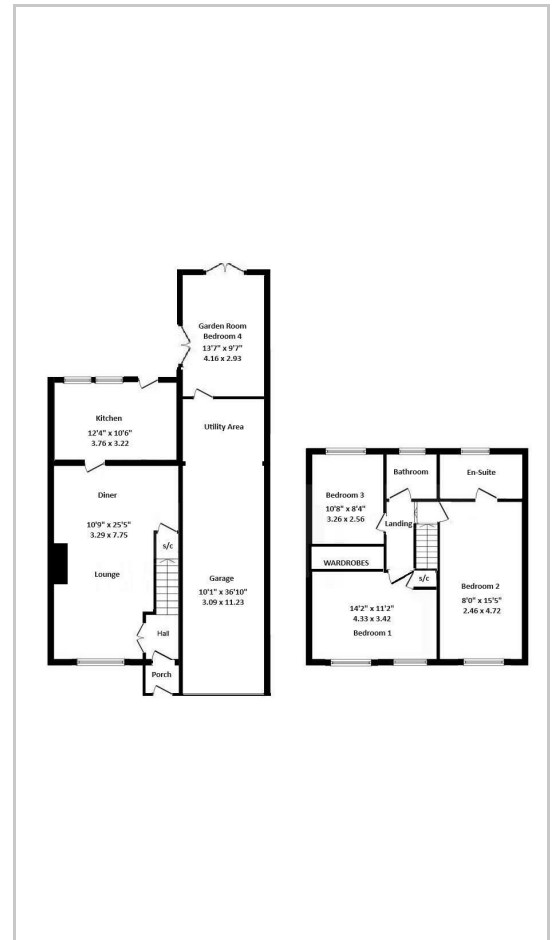
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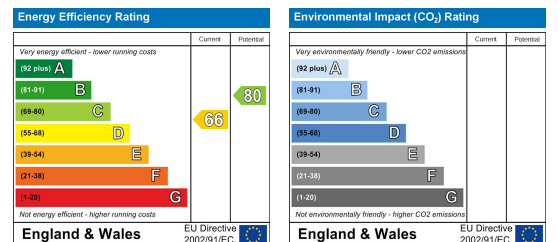
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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