



## 11 Spenborough Road

Whitehouse Farm, Stockton-On-Tees, TS19 0QY

**Offers in excess of £260,000**



For Sale With The Advantage Of No Onward Chain! This Detached Family Home Is Perfect For A Growing Family Boasting Two Reception Rooms, Four Bedrooms, And Two Bathrooms, This Property Offers Ample Space For Comfortable Living.

One Of The Standout Features Is Its Private Rear Garden, Providing A Peaceful Retreat That Is Not Overlooked, Perfect For Relaxing Or Entertaining Guests. The Integral Garage Not Only Offers Convenient Parking But Also Presents The Exciting Potential For Conversion (Subject To Planning Permission) Allowing You To Tailor The Space To Suit Your Needs.

The Addition Of A Loft Room With A Fixed Staircase And Velux Window Adds Versatility To The Property, Providing A Cosy Space That Can Be Used As An Additional Bedroom, Office, Or Hobby Room. With Off-Road Parking Available On The Driveway, You'll Never Have To Worry About Finding A Space For Your Vehicle.



### Location

From Bishopston Road, Opposite Stockton Sixth Form College & Near Sainsburys, Take The Turn Onto Barlborough Avenue. Pass Tollerton Close & Take The Right Turn Onto Newstead Avenue. Follow The Road Round, Before The Bend, Turn Right Onto Spensborough Road. The Property Is Located On The Left-Hand Side.

Sainsbury's Supermarket - 9 Minute Walk  
Stockton Town FC - 10 Minute Walk  
Our Lady & St Bede School - 14 Minute Walk  
Whitehouse Primary School - 10 Minute Walk  
St Patrick's Primary School - 6 Minute Drive

Journey Times Estimated Using Google Maps.

### Entrance Porch

Entrance Door Leading To The Porch & Door Leading To The Entrance Hallway

### Entrance Hallway

Leads To The Living Room, Kitchen, Ground Floor W/C & Staircase To First Floor

### Living Room

Feature Fireplace, uPVC Double Glazed Bay Window, Radiator.

### Dining Room

uPVC French Doors To Rear, Radiator.

### Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Window, Radiator.

### Utility Area

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces, Space For Appliances, uPVC Double Glazed Door To Rear.

### Ground Floor W.C

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

### First Floor Landing

Access To Bedrooms, Bathroom & Staircase To Loft Room

### Master Bedroom

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

### En-Suite Shower Room

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

### Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

### Bedroom Three

uPVC Double Glazed Window, Radiator.

### Bedroom Four

uPVC Double Glazed Window, Radiator.

### Family Bathroom

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

### Loft Room

uPVC Double Glazed Sky Light, Storage Cupboards.

### Integral Garage

Up & Over Door, Power Supply.

### Energy Performance Rating D

The Full Energy Efficiency Certificate Is Available On Request.

### Property Information

Tenure: Freehold  
Local Authority: Stockton Borough Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: D  
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.  
Broadband Delivered To The Property: Cable  
Non-Standard Construction: Believed To Be Of Standard Construction  
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of  
Flooding Issues In The Last 5 Years: None  
Accessibility: Single Storey Dwelling. No Accessibility Modifications  
Cladding: None  
Planning Issues: None Which Our Clients Are Aware Of  
Coastal Erosion: None  
Coal Mining In The Local Area: None

### Disclaimer

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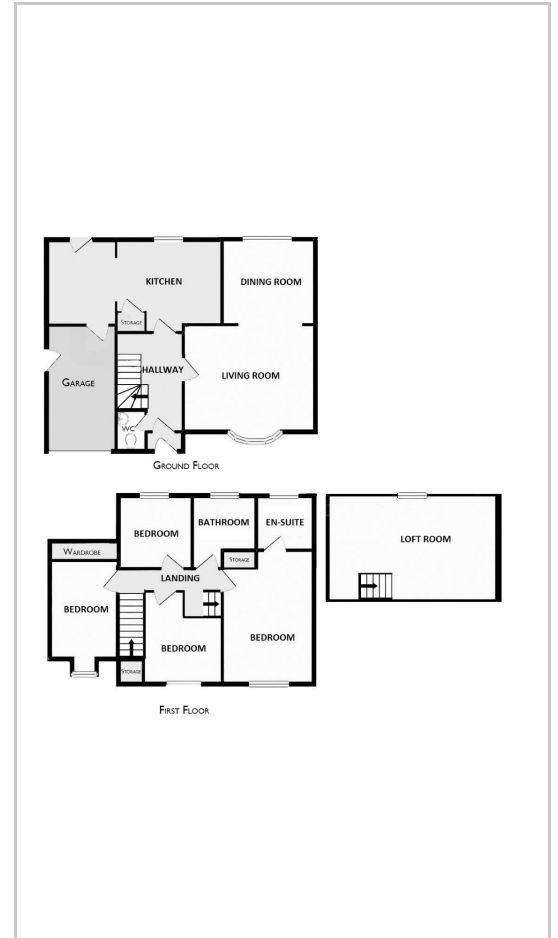
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## Area Map



## Floor Plans



## Energy Efficiency Graph

