



## 2 Red Admiral Close

Willow Gardens, Stockton-On-Tees, TS19 8EN

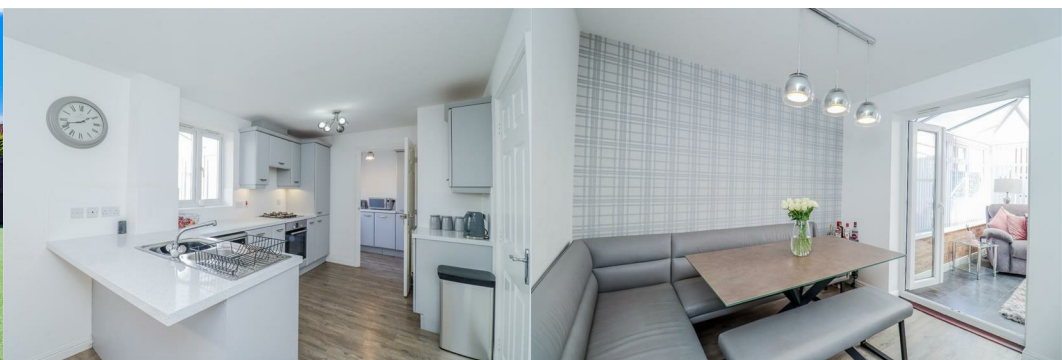
**Offers in excess of £250,000**



For Sale With The Advantage Of Having No Onward Chain - Red Admiral Close, Willow Gardens, Stockton-On-Tees, Is A Detached Family Home In A Popular Location. As You Step Inside, You Are Greeted By A Spacious Reception Room Perfect For Entertaining Guests Or Relaxing With Your Family.

With Four Bedrooms And Two Bathrooms, There Is Ample Space For Everyone In The Household. The Master Bedroom Boasts Fitted Wardrobes, Offering Both Style And Functionality.

One Of The Highlights Of This Property Is The Generous Conservatory, A Tranquil Space Flooded With Natural Light. Imagine Sipping Your Morning Coffee Here Or Hosting A Dinner Party With French Doors Opening Out To The Garden, Seamlessly Blending Indoor And Outdoor Living.



**Location:**

From Darlington Lane Turn Onto Meadowsweet Lane, Then Right Into Red Admiral Close, The Property Sits On The Left-Hand Side.

- Rimswell Parade, Shops & Post Office - 13 Minute Walk
- Whitehouse Primary School - 14 Minute Walk
- Our Lady & St Bede School - 15 Minute Walk
- St Mark's CE VA Primary School - 14 Minute Walk
- Sainsburys - 5 Minute Drive

Distance Times Estimated Using Google Maps.

**Entrance Hallway**

Composite Entrance Door, Doors Leading To The Lounge, Kitchen/Diner, Cloakroom W.C & Staircase To The First Floor.

**Lounge**

uPVC Double Glazed Window, Radiator.

**Kitchen/Diner**

Fitted With A Range Of Base, Drawer & Wall Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Breakfast Bar, Built-In Oven, Hob With Overhead Extractor Hood, Space For A Dishwasher & Fridge Freezer, Space For A Dining Table & Chairs, French Doors Leading To The Conservatory, Door Leading To The Utility Room, uPVC Double Glazed Window, Radiator.

**Conservatory**

uPVC Double Glazed Windows & French Doors, Radiator.

**Utility Room**

Fitted With A Range Of Base, Drawer & Wall Units, Worksurface, uPVC Double Glazed Window, Radiator, Door Leading To The Garden.

**Ground Floor W/C**

White W.C, Hand Wash Basin, Radiator.

**First Floor Landing**

Access To The Bedrooms & Bathroom.

**Master Bedroom**

Fitted Wardrobes, uPVC Double Glazed Window, Radiator, Door Leading To The En-Suite.

**En-Suite Shower Room**

Shower Cubicle, White Hand Wash Basin, W.C, uPVC Double Glazed Window, Radiator.

**Bedroom Two**

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 Three Piece Suite Comprising: Bath, Hand Wash Basin, W.C, uPVC Double Glazed Window, Radiator.

**Integral Garage**

Up & Over Door, Power.

**Loft Space**

Insulated.

**Energy Efficiency Rating: C**

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: Two 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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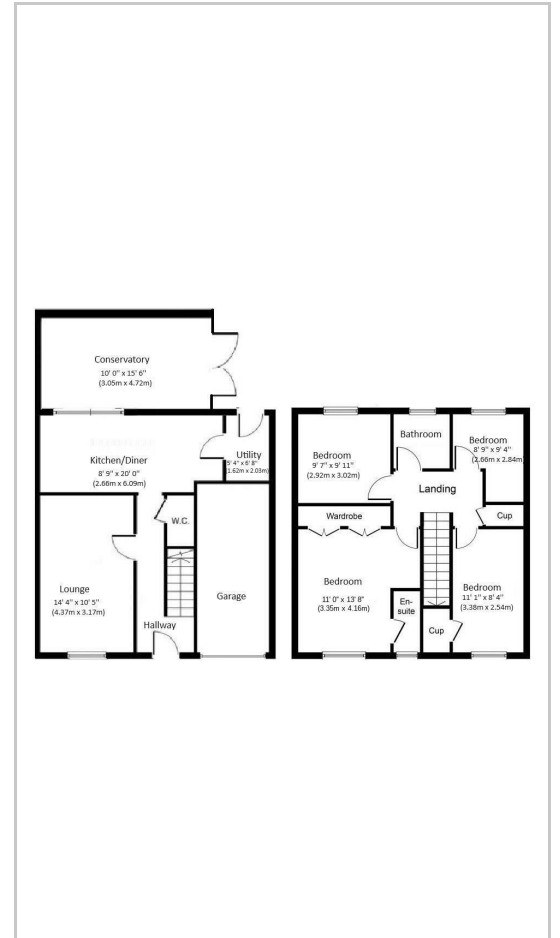
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

