



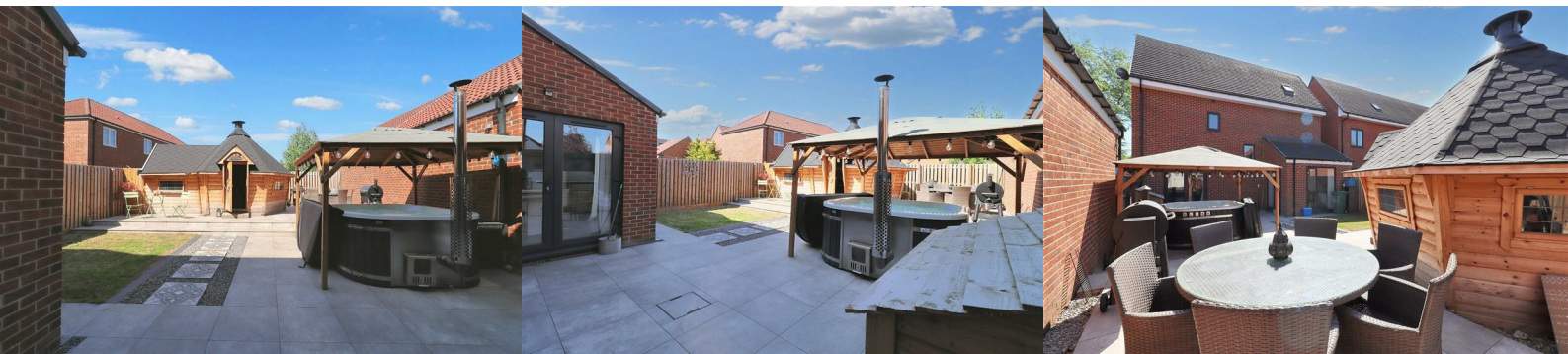
11 Innovation Avenue

Queensgate, Stockton-On-Tees, TS18 3UZ

Offers in the region of £325,000



Nestled On Innovation Avenue, This Exquisite Detached House Offers A Perfect Blend Of Modern Living And Comfort. With Four Spacious Bedrooms And Three Well-appointed Bathrooms, This Property Is Ideal For Families Seeking Both Space And Style.



Full Description

Upon Entering, You Are Greeted By A Welcoming Reception Room That Sets The Tone For The Rest Of The Home. The Recently Fitted Stylish Open Plan Kitchen/Diner Is A True Highlight, Featuring Integrated Appliances That Make Cooking And Entertaining A Delight. This Area Flows Seamlessly Into The Living Spaces, Creating An Inviting Atmosphere For Gatherings With Family And Friends.

One Of The Unique Features Of This Property Is The Outhouse, Complete With A Central Log Burner, Providing A Cosy Retreat For Relaxation Or A Perfect Space For Hobbies. The Beautiful Sunlit Rear Garden Is A Tranquil Oasis, Boasting A Patio Seating Area And A Lush Lawn, Ideal For Outdoor Dining Or Simply Enjoying The Sunshine.

For Those With Vehicles, The Double Length Driveway Offers Ample Off-road Parking For Multiple Cars, Complete With An EV Car Charger, Catering To Modern Needs. The Location Is Conveniently Situated Between Hartburn, Providing Easy Access To Local Amenities And Transport Links.

This Property Is Not Just A House; It Is A Home That Promises Comfort, Style, And A Wonderful Lifestyle. Do Not Miss The Opportunity To Make This Stunning Residence Your Own.

The Arctic Bar

Arctic Bar Is Becoming A Popular Garden Addition. With Over 13 Square Meters Of Space You Will Effortlessly Seat 9 People On The Benches And Others At The Arctic Cabins Garden Bar, Creating A Cosy, Intimate, Fun Environment. Cabins Not Only Look Great But They Are Practical Too; Warm And Snug In The Winter And They Offer Welcome Shade In The Summer. And They Aren't Just For Barbecuing With Specially Adaptable Benches As Standard They Are Great For Sleepovers Too. Therefore You Can Create A Teenage Den, A Unique Guest Room Or A Very Impressive 'Man Cave

Location

Innovation Avenue Can Be Accessed via The A66, Turning Off At Yarm Road, Innovation Avenue Is The First Right And The Property Is On The Left Hand Side.

- Hartburn Primary School - 5 Minute Drive, 28 Minute Walk
- Bowesfield Primary School - 5 Minute Drive, 22 Minute Walk
- Hartwell School - 2 Minute Walk
- The Grangefield Academy - 7 Minute Drive
- Preston Park Museum And Grounds - 4 Minute Drive, 21 Minute Walk
- Yarm High Street - 10 Minute Drive
- A66 - 2 Minute Drive

All Distance Times As Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Seller Informs Us The Boiler Was Recently Installed In 2020. The Seller May Include The Hot Tub For The Right Offer Amount.

Disclaimer

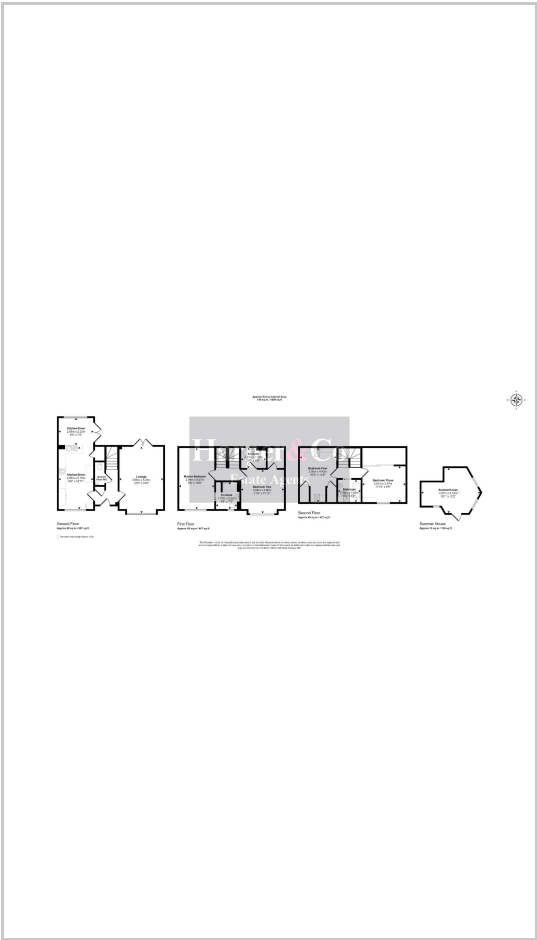
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation 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.

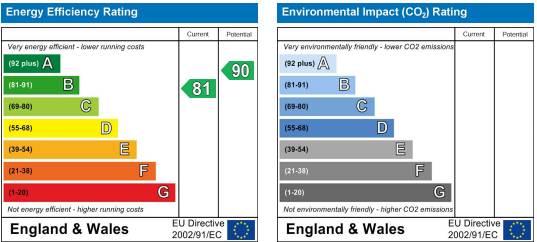
Area Map



Floor Plans



Energy Efficiency Graph



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