



The Vale, Stockton-On-Tees TS19 0XL

welcome to

The Vale, Stockton-On-Tees

We are delighted to offer for sale this immaculate family detached property situated on The Vale. We urge early viewing to avoid disappointment as we anticipate a high level of interest in this quality home.

Entrance Porch

Entered via UPVC door to front elevation, window to side elevation and door into hallway.

Hallway

Stairs to first floor landing and storage cupboard.

Downstairs Cloakroom/ Wc

WC, sink with mixer taps, window to side elevation and vanity unit.

Lounge

16' 11" x 12' 7" (5.16m x 3.84m)

Electric fireplace, window to front elevation, radiator and TV point. Arch through to dining room.

Dining Room

9' 4" x 12' 5" (2.84m x 3.78m)

Sliding doors to conservatory.

Conservatory

12' 9" x 10' 11" (3.89m x 3.33m)

Tiled flooring and double doors leading to rear garden.

Kitchen

12' 1" x 9' 5" (3.68m x 2.87m)

Gas hob, extractor fan, oven, range of units, integrated fridge, space for dining table, radiator, window to front elevation, tiled splashback and door to utility room.

Utility Room

9' 7" x 8' 5" (2.92m x 2.57m)

Boiler, spotlights, plumbing for washing machine, range of units and door to rear elevation.





Landing

Bedroom One

21' 8" x 12' 3" (6.60m x 3.73m)

Built in fitted wardrobes, TV point and window to front elevation.

En-Suite

WC, sink with mixer taps, radiator and walk-in double shower cubicle.

Bedroom Two

13' 10" maximum x 11' 4" (4.22m maximum x 3.45m)

Window to rear elevation and radiator.

Bedroom Three

9' 8" into wardrobes x 12' (2.95m into wardrobes x 3.66m)

Window to front elevation and built in fitted wardrobes.

Bedroom Four

9' 11" x 9' 9" maximum (3.02m x 2.97m maximum)

Window to rear elevation and radiator.

Bathroom

Walk-in double shower cubicle, window to rear elevation, radiator, sink with mixer taps, spotlights and WC.

Externally

To the front of the property there is a driveway. Garden to rear of the property which is mainly set to patio with outside tap and electric points, astro turf, plants and shrubs.

Garage

Electric door.

Agents Note

We have been unable to obtain verification of building regulations approval for the historical extension to the property. We ask that you satisfy yourself in this regard before proceeding.



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welcome to

The Vale, Stockton-On-Tees

- FOUR BEDROOM DETACHED FAMILY HOME!
- GROUND FLOOR CLOAKROOM/WC
- CONSERVATORY
- UTILITY ROOM
- EN-SUITE TO MASTER!

Tenure: Freehold EPC Rating: B

£305,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
STO113069 - 0003

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