



**Bedale Grove, Stockton-On-Tees TS19 7QY**

**welcome to**

## **Bedale Grove, Stockton-On-Tees**

Manners & Harrison are delighted to welcome to the market this stunning four bedroom semi-detached family home situated on the much sought after Bedale Grove. Early viewings are advised as we anticipate a high level of interest!

### **Entrance Hall**

Door to front, stairs to first floor.

### **Lounge**

27' 1" x 12' 7" ( 8.26m x 3.84m )

Bay Window to front, two radiators.

### **Kitchen**

15' 3" x 14' ( 4.65m x 4.27m )

Impressively sized modern Kitchen with a range of base and wall units with granite work surfaces, breakfast bar, space for dual oven, intergrated dishwasher, two radiators, door to rear.

### **Utility**

8' 6" x 6' 9" ( 2.59m x 2.06m )

Boiler.

### **Conservatory**

16' 9" x 9' 2" ( 5.11m x 2.79m )

UPVC double glazed with supalite tiled roof.

### **First Floor**

### **Landing**

### **Bedroom 1**

15' 3" x 11' 5" ( 4.65m x 3.48m )

Window to front, radiator, fitted wardrobes.

### **Bedroom 2**

15' 2" x 9' 3" ( 4.62m x 2.82m )

Two windows to front elevation, radiator.

### **Bedroom 3**

11' 9" x 11' 5" ( 3.58m x 3.48m )

Window to rear , radiator.

### **Bedroom 4**

9' x 7' ( 2.74m x 2.13m )

Window to rear, radiator.

### **Bathroom**

Recently refurbished with Low level wc, vanity wash hand basin, bath with shower, white heated towel rail, window to rear.

### **Shower Room**

Low level wc, shower, wash hand basin, white heated towel rail, window to side.

### **Externally**

### **Rear Garden**

Laid to lawn with mature shrubs , patio and decking area, greenhouse and large shed with electrics.

### **Front Garden**

Block paved driveway providing off street parking for multiple cars, electric car charging point.







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## Bedale Grove, Stockton-On-Tees

- IMPRESSIVELY SIZED KITCHEN
- CONSERVATORY
- 2 BATHROOMS
- ENCLOSED MATURE REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: C

**£290,000**



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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