



**Hope Gardens, Stockton-On-Tees TS18 3BY**

**welcome to**

## **Hope Gardens, Stockton-On-Tees**

We are delighted to welcome this stunning, four bedroomed detached family home to the market. Situated on a corner plot with landscaped gardens and well-proportioned rooms, ideal for a growing family.

### **Main Hallway**

Enter through composite double glazed door with frosted middle panel, radiator, stairs to first floor, under stair storage,

### **Reception Room**

12' 7" max x 16' 9" max ( 3.84m max x 5.11m max )  
UPVC double glazed french doors to rear, radiator

### **Dining Room**

8' 7" x 10' 9" ( 2.62m x 3.28m )  
UPVC double glazed window to front, radiator

### **Kitchen**

15' 10" max x 9' 2" ( 4.83m max x 2.79m )  
Range of wood-effect wall and base units with contrasting work surfaces, stainless steel extract canopy, four ring gas hob, integrated electric oven, recess for fridge/freezer, 1 1/2 stainless steel sink with mixer tap, integrated single door fridge/freezer, plumbing for washing machine, UPVC double glazed window to front, radiator

### **Utility Room**

5' 1" x 4' 9" ( 1.55m x 1.45m )  
Range of wall and base units with matching work surfaces, plumbing for washing machine, composite double glazed door to rear

### **Downstairs Wc**

Low level WC, pedestal hand wash basin with mixer tap, radiator, UPVC double glazed window to rear

### **First Floor Landing Bedroom 1**

17' 11" max x 15' 6" max ( 5.46m max x 4.72m max )  
Restricted head height, UPVC double glazed window to front, 2 skylights to rear, air conditioning unit, radiator

### **En Suite**

Skylight to rear, free standing bath with wall mounted mixer taps and shower head, pedestal hand wash basin, low flush WC, cushioned flooring, UPVC double glazed window to front, radiator, double walk-in shower

### **Bedroom 2**

15' 5" max x 9' 9" max ( 4.70m max x 2.97m max )  
2 UPVC double glazed windows to rear, radiator

### **En Suite**

Double walk-in shower with rainfall style shower head and mixer taps integrated into wall tiles, pedestal hand wash basin with built-in shelf above, low level WC, cushioned flooring, radiator

### **Bedroom 3**

8' 8" x 10' 11" ( 2.64m x 3.33m )  
UPVC double glazed window to front, radiator

### **Bedroom 4**

8' 8" x 9' 5" ( 2.64m x 2.87m )  
UPVC double glazed window to front, radiator

### **Front Garden**

Gated paved footpath, small lawned area, bushes and hedge rows

### **Outbuilding**

UPVC double glazed window, electric heater, spotlights

### **Rear Garden**

Decked footpath area, paved seating area, artificial lawn, side gate access to front, personel door leading to garage



## Garage

Enter through personnel door, double manual roller garage doors, lighting, power



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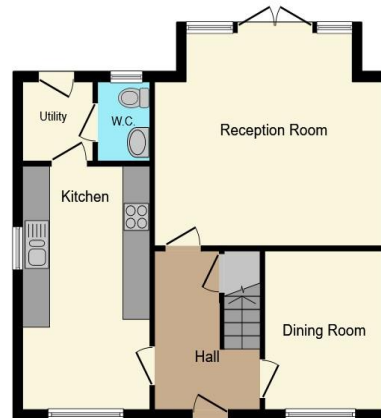
welcome to

## Hope Gardens, Stockton-On-Tees

- MASTER WITH EN SUITE
- FRONT AND REAR GARDENS
- IDEAL FOR FAMILIES
- CLOSE TO LOCAL AMENITIES
- CORNER PLOT

Tenure: Freehold EPC Rating: C

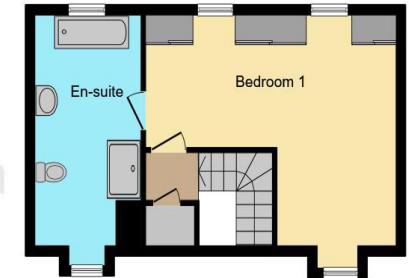
**£260,000**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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