



**Mainside, Redmarshall Stockton-On-Tees TS21 1HY**

**welcome to**

## **Mainside, Redmarshall Stockton-On-Tees**

This exceptional 5-bedroom detached property, located in the highly desirable area of Redmarshall, offers the perfect environment for a growing family. Viewing is highly recommended to truly appreciate everything this beautiful property has to offer.

### **Planning Permission**

The property has planning permission for the installation of a first floor balcony to the master bedroom, Erection of a side story extension, Double garage conversion to add a new large kitchen with 2 bow windows along with window and door alterations to the rear.

### **Entrance Porch**

UPVC double glazed door to front with UPVC double glazed end panels, tiled flooring, wood panelled roof

### **Main Hallway**

Enter through UPVC double glazed frosted glass door, laminate flooring, stairs to first floor, storage cupboard

### **Downstairs Wc**

Laminate flooring, pedestal hand wash basin, low level WC, floor to ceiling wall tiles, UPVC double glazed window to side, radiator

### **Reception Room**

13' 6" x 23' 9" ( 4.11m x 7.24m )

UPVC double glazed bow window to front, gas fire with feature wooden surround, marble plinth, 2 radiators, wooden single glazed french doors leading to conservatory, coved cornicing, ceiling rows

### **Dining Room**

13' 4" max x 13' 4" ( 4.06m max x 4.06m )

UPVC double glazed window to rear, radiator, coved cornicing, ceiling rows

### **Conservatory**

15' 6" max x 11' 7" max ( 4.72m max x 3.53m max )

UPVC double glazed french doors to side, skylight,

UPVC windows

### **Kitchen/ Reception Room 2**

25' 9" max x 10' 9" ( 7.85m max x 3.28m )

Tiled flooring, UPVC double glazed sliding doors to rear, range of wooden wall and base units with contrasting working surfaces, 1 1/2 sink with mixer tap and drainer, plumbing for dishwasher, integrated electric oven, microwave, recess for double door fridge freezer, induction hob, UPVC double glazed window to side, gas fire with feature stone surround

### **Utility Room**

6' 1" x 9' 11" ( 1.85m x 3.02m )

Range of wall and base units with contrasting work surfaces, recess for dryer, UPVC double glazed window to side, door to garage

### **Bedroom 1**

15' 7" x 13' 6" ( 4.75m x 4.11m )

UPVC double glazed windows to front and side, radiator, coved cornicing

### **En Suite**

Laminate flooring, hand wash basin with vanity unit, low level WC, corner bath with individual taps, floor to ceiling wall tiles, individual shower with mixer taps, radiator

### **Bedroom 2**

14' 1" x 10' 11" ( 4.29m x 3.33m )

UPVC double glazed window to side

### **En Suite**

Low level WC, pedestal hand wash basin, UPVC double glazed frosted window to side, radiator, corner shower, floor to ceiling wall tiles, laminate flooring





### **Walk-In Wardrobe**

4' 4" x 6' 5" ( 1.32m x 1.96m )  
UPVC double glazed window to side

### **Bedroom 3**

10' 11" x 9' ( 3.33m x 2.74m )  
UPVC double glazed window to side, radiator,  
ceiling rows, double sliding door wardrobes

### **Bedroom 4**

10' 7" x 10' 11" ( 3.23m x 3.33m )  
UPVC double glazed window to the rear, double  
sliding door wardrobe

### **Bedroom 5**

11' 1" x 9' 6" ( 3.38m x 2.90m )  
UPVC double glazed window to rear, double sliding  
door wardrobe

### **Bathroom**

Three piece bathroom piece, white panel bath with  
mixer tap and shower attachment, hand wash basin  
with vanity unit and individual taps, low level WC  
integrated into vanity unit, UPVC double glazed  
frosted window to rear, chrome towel rail, floor to  
ceiling wall tiles

### **Front Garden**

Block paved driveway, parking for up to 4/5 cars,  
laid to lawn area with hedge borders

### **Rear Garden**

Indian sandstone paved seating area, footpaths,  
lawned area, wrap-around garden, outdoor sockets,

### **Garage**

Lighting, power, double up and over door, personel  
door to driveway, boiler, solar panel controls



***view this property online*** [mannersandharrison.co.uk/Property/STO114067](http://mannersandharrison.co.uk/Property/STO114067)



welcome to

## Mainside, Redmarshall Stockton-On-Tees

- PLANNING PERMISSION
- GREAT LOCATION
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- TWO BEDROOMS WITH EN SUITES

Tenure: Freehold EPC Rating: D

**£550,000**



Ground Floor



First 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)

**view this property online** [mannersandharrison.co.uk/Property/STO114067](http://mannersandharrison.co.uk/Property/STO114067)



Property Ref:  
STO114067 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison



**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



23 High Street, STOCKTON-ON-TEES,  
Cleveland, TS18 1SP



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.