



This beautiful detached family home is completed to a high standard and ready to move straight into. Located in a lovely cul-de-sac the property is close to shops, local amenities, schools, Durham & Tees Valley Airport. Offering great family living this house comprises of a living room, dining area, further reception room, conservatory and a modern fitted kitchen with breakfast bar, cloakroom and integral garage. The upper level has four good sized bedrooms and the master bedroom having en-suite facilities.

Hunters Green, Stockton-On-Tees, TS16 0NY

4 Bedroom - House - Detached

Offers Over £295,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: E



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HALLWAY

15'34 x 7'23 (4.57m x 2.13m)

Via front door with radiator, integral garage area, laminate 'Oak' effect flooring and stairs leading to upper level.

OFFICE/STUDY/DINING

8'74 x 9'54 (2.44m x 2.74m)

Double glazed window to front aspect, radiator, laminate flooring and built-in storage cupboard.

DINING ROOM

11'76 x 16'14 (3.35m x 4.88m)

Doors leading to lounge, radiator, laminate 'Oak' effect flooring and dining/pool table.

LOUNGE/SNUG

10'13 x 12'2 (3.05m x 3.71m)

Tiled flooring, double glazed window to rear aspect, double glazed window to side aspect, spot lights and electric wall heater.

CONSERVATORY

9'57 x 9'57 (2.74m x 2.74m)

Double glazed double doors leading to rear garden, electric wall heater and laminate flooring.

CLOAKROOM/WC

2'92 x 5'12 (0.61m x 1.52m)

Double glazed window to rear aspect, WC, wash hand basin and radiator.

KITCHEN

9'12 x 13'68 (2.74m x 3.96m)

Modern high gloss kitchen with built-in oven, hob and microwave, curved cupboards, wall and base units, unique fridge/freezer, breakfast island, tiled flooring, radiator, double glazed door to side aspect with double glazed side panel.

LANDING

13'65 including stairs x 6'41 (3.96m including stairs x 1.83m)

Square open landing with laminate flooring, radiator, airing cupboard and loft access.

BEDROOM 1

12'32 maximum x 14'10 maximum (3.66m maximum x 4.52m maximum)

Double glazed window to rear aspect, radiator, two double built-in wardrobes and laminate flooring.

EN SUITE

4'92 x 7'8 maximum (1.22m x 2.34m maximum)

Laminate flooring, double glazed window to side aspect, WC, wash hand basin, shower cubicle, radiator and extractor fan.

BEDROOM 2

9'51 x 10'63 (2.74m x 3.05m)

Double glazed window to front aspect, laminate flooring, radiator and built-in wardrobes.

BEDROOM 3

8'54 x 13'89 (2.44m x 3.96m)

Double glazed window to rear aspect, built-in wardrobes and sliding wardrobes, laminate flooring and radiator.



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BEDROOM 4

10'28 x 8'04 (3.05m x 2.54m)

Double glazed window to front aspect, radiator and laminate flooring.

BATHROOM

7'13 x 6'36 (2.13m x 1.83m)

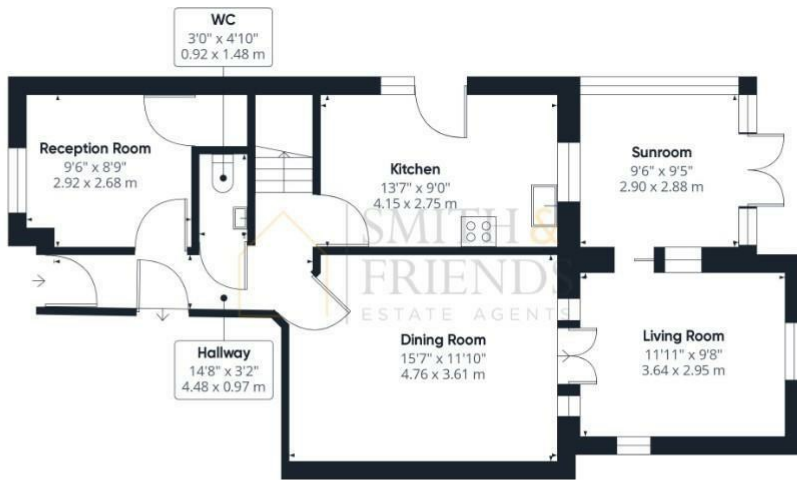
Tiled flooring, free standing bath, vanity sink, WC, double glazed window to side aspect, part tiled walls, radiator and extractor fan.

OUTSIDE

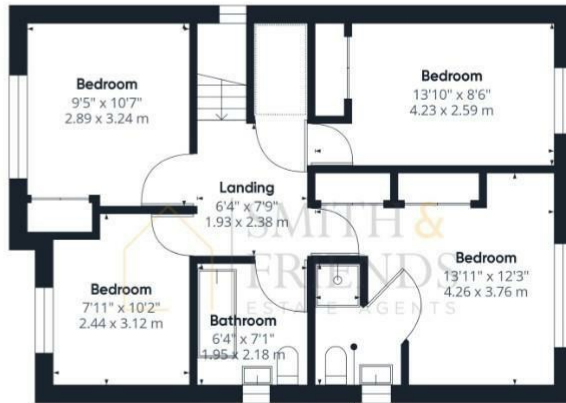
The rear garden is lawned with circular patio and seating area which is enclosed by a gate to the side of the property. In addition there is an integral garage with electric points.



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Ground Floor



Floor 1

Approximate total area*
1286.52 ft²
119.52 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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