



WOW - No expense spared on this beautiful detached family home. This property comprises of an entrance hallway, reception room, cloakroom, lounge with a multi fuel log burner, a modern fitted kitchen, dining room and summer room with an open plan feel on the ground floor. The upper level has four double bedrooms and a superb family bathroom with a walk in shower. High specification and high standard in every room internally and externally. The property is being advertised with the advantage of no forward chain. Externally: The wonderful west facing rear garden is enclosed with a good size seating area and a bar which is ideal for entertaining. Location: Rydal Way is located in a cul-de-sac situated in the lovely Redmarshall Village. Viewings are highly recommended.

Rydal Way, Stockton-On-Tees, TS21 1HU

4 Bedroom - House - Detached

£400,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: E



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ENTRANCE HALL

17' x 6'6 (5.18m x 1.98m)

Via front door, storage cupboard, tiled flooring, radiator and spot lights.

CLOAKROOM/WC

3' x 8'9 (0.91m x 2.67m)

Double glazed window to side aspect, WC, wash hand basin and heated towel rail.

LOUNGE

17' x 11' (5.18m x 3.35m)

Double glazed window to front aspect, radiator, open plan archway leading to dining room, log burner fire and surround.

DINING ROOM

Tiled flooring, two radiators and open plan archway to lounge.

SUMMER ROOM

7' x 10'6 (2.13m x 3.20m)

Steps leading up to dining room, double glazed window to side aspect and double glazed double doors leading to rear garden.

SECOND LOUNGE

11' x 8'10 (3.35m x 2.69m)

Double glazed window to front aspect and radiator.

KITCHEN

10' x 27'1 (3.05m x 8.26m)

uPVC double glazed door to side aspect, electric hob, breakfast bar, single integrated oven, integrated fridge, freezer, washing machine and dishwasher, spot lights and double glazed window to rear aspect.

LANDING

6' x 6'7 (1.83m x 2.01m)

Double glazed window to front aspect, carpet and loft access.

BEDROOM 1

13' x 11' (3.96m x 3.35m)

Double glazed window to front aspect, radiator and carpet.

BEDROOM 2

13' x 9'1 (3.96m x 2.77m)

Double glazed window to rear aspect, carpet and radiator.

BEDROOM 3

11' x 10'1 (3.35m x 3.07m)

Double glazed window to front aspect, carpet and radiator.

BEDROOM 4

Double glazed window to rear aspect, carpet and radiator.

BATHROOM

8' x 7'8 (2.44m x 2.34m)

Walk-in shower, bath, vanity wash hand basin, WC, heated towel rail, fully tiled and double glazed window to rear aspect.

OUTSIDE

To the front there is a lawned garden in addition to a driveway giving off street parking and double garage. To the rear there is an easily maintained west facing garden with paved patio area and seating area with summer house and bar.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1366.05 ft²
126.91 m²

(1) 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			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(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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