



Apple Tree Road, Stokesley, TS9 5FR
4 Bed - House - Detached
£349,999

EPC Rating: B
Tenure: Freehold
Council Tax Band: E



SMITH &
FRIENDS
ESTATE AGENTS

Apple Tree Road Stokesley Middlesbrough TS9 5FR

SMITH & FRIENDS are delighted to offer to the market this stunning four bedroom detached family home which is built by Taylor Wimpey to the Downham design and situated on a pleasant. The property is situated in Stokesley in a lovely cul-de-sac which is a sought after residential area and within easy reach to the high street, well regarded schools and motorway links. The beautifully presented living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, downstairs WC, generous size lounge with bay window and doors opening to the dining area, a partially converted garage which is currently used as a play room and a fantastic open plan, fully equipped kitchen which has the benefit of a generous island diner area, French doors opening to the rear garden, and integrated appliances. To the first floor is a spacious landing area with four well proportioned bedrooms, the master with the benefit of an en-suite shower room and a modern bathroom fitted with a white three piece suite. Externally to the front of the property is a block paved driveway providing parking for 2 vehicles leading to the garage. To the rear of the property is a South facing garden which is a generous size and mainly laid to lawn with a seating area to enjoy in the summer months and perfect for entertaining. Viewings come highly recommended to fully appreciate.















Ground Floor



Floor 1

Approximate total area⁽¹⁾

1275.22 ft²

118.47 m²

Reduced headroom

13.67 ft²

1.27 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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. Smith & Friends Estate Agents 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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