



4 St. Marks Road, Stockton-On-Tees, TS21 4BP

£224,950

Viewing is essential for this four bed roomed detached property on this most sought after development in Fishburn. The property has been fitted to the highest standard by the present owner to include; a stunning fitted kitchen with integrated appliances, modern bathroom suite and is immaculately decorated throughout. Available with no onward chain this property must be viewed internally to be appreciated.

Ground Floor

Entrance Hall

Has UPVC entrance door and central heating radiator.

Lounge 13'10 x 12'9 (4.22m x 3.89m)



Has coved ceiling, central heating radiator, wall lights and feature fire surround inset with living flame gas fire.

Dining Room 10'9 x 8'11 (3.28m x 2.72m)



Has coved ceiling, central heating radiator and UPVC French doors leading onto the conservatory.

Conservatory 11'11 x 9'11 (3.63m x 3.02m)



Has wall lights, central heating radiator and UPVC French doors leading onto the rear garden.

Kitchen 11'9 x 8'10 (3.58m x 2.69m)



Has a range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric double oven and gas hob with stainless steel extractor hood and splash back, part tiled walls, plumbing for dishwasher, coved ceiling, electric radiator, spotlights and UPVC entrance door leading onto the rear garden.

Inner Hall

Has coved ceiling, central heating radiator and staircase access to the first floor.

Utility



Has a range of fitted wall and base units, laminate work surfaces, wall mounted gas boiler, stainless steel inset sink unit with mixer tap, plumbing for automatic washing machine and tumble dryer.

Study / Bedroom 4 9'5 x 8'9 (2.87m x 2.67m)



Has coved ceiling, central heating radiator and spotlights.

First Floor

Landing

Has coved ceiling.

Bedroom 1 12'6 x 11'5 (3.81m x 3.48m)



Has coved ceiling and central heating radiator

Bedroom 2 13'11 x 11'7 (4.24m x 3.53m)



Has coved ceiling, central heating radiator, fitted storage cupboard and access to part boarded loft for storage

Bedroom 3 9'10 x 7'9 (3.00m x 2.36m)



Has coved ceiling, central heating radiator and airing cupboard.

Bathroom WC



Has white suite comprising; panelled bath, vanity unit inset with hand wash basin, WC, shower cubicle with electric shower, part tiled walls, coved ceiling and chrome heated towel radiator.

Exterior



Has lawned front garden and block paved driveway. The rear of the property is not overlooked and has patio area, lawned garden, mature borders and has open countryside views.

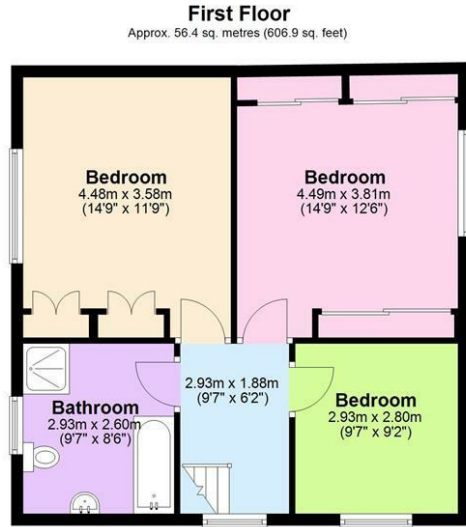
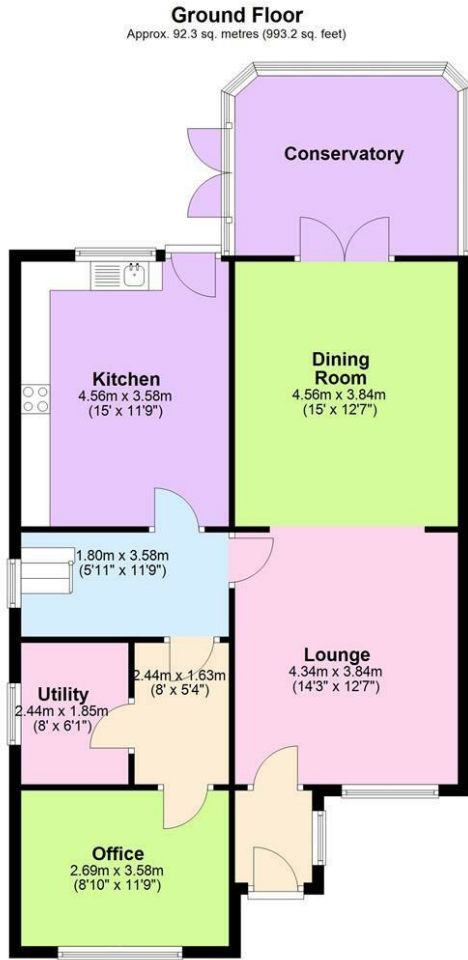
Solar Panels

This property benefits from solar panels which are owned outright by the seller and to be transferred to the buyer on completion.

Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Floor Plan



Total area: approx. 148.7 sq. metres (1600.1 sq. feet)
4 St Marks Road, Fishburn

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	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	

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