



Faverdale Close,

Offers In Excess Of £325,000



Reeds Rains

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Faverdale Close, Stockton-On-Tees, Cleveland
Offers In Excess Of £325,000

Fantastic detached home Offering 4 bedroom accommodation* Ground floor shower room/ Wc* Refurbished bathroom/ Wc* 2 reception rooms* Fitted kitchen, breakfast room and utility* Superb gardens* Detached double garage*

AGENTS NOTE

A fantastic opportunity to purchase this detached home which is pleasantly situated within this cul de sac location. The property is likely to appeal to a growing family and is well placed for everyday shopping requirements and supermarkets. Within the vicinity there are an excellent range of educational requirements from primary school to sixth form college. On arriving at this property buyers are welcomed to the entrance hall with stairs to the first floor and useful ground floor shower room. The lounge enjoys generous dimensions and a feature fireplace. 2 double glazed windows flood the room with natural light. The second reception offers buyers a versatile room, ideal for everyday family life or home entertaining. With windows to 2 elevations the room is a light and airy space. Situated to the rear of the property is the open plan kitchen and breakfast room which are fitted with a good range of base and wall units, drawers, work surfaces and breakfast bar, together with sink tap and splash backs. Windows to the rear of the property take advantage of the rear garden aspect. Completing the ground floor accommodation is the utility room with access to the garden.

Moving through the accommodation and up to the first floor there are four double bedrooms which are served by the refurbished bathroom/ Wc. The bathroom is fitted with a white suite comprising paneled bath with shower over and vanity unit incorporating sink, storage and Wc. Stepping outside the property is situated on a generous plot with open plan frontage and drive providing excellent off road parking facilities giving access to a detached double garage. Faverdale Close is situated off Darlington Back Lane and has good access to road networks throughout Teesside and beyond. To fully appreciate this lovely home buyers are urged to contact Reeds Rains to arrange a viewing

GROUND FLOOR SHOWER ROOM/ WC

LOUNGE

FAMILY/ DINING ROOM

KITCHEN

2.95m x 3.51m (9'8" x 11'6")

BREAKFAST ROOM

3.38m x 2.82m (11'1" x 9'3")

UTILITY ROOM

2.58m x 2.56m (8'6" x 8'5")

FIRST FLOOR LANDING

BEDROOM

4.48m x 2.95m (14'8" x 9'8")

BEDROOM

2.98m x 3.47m (9'9" x 11'5")

BEDROOM

3.01m x 2.95m (9'11" x 9'8")

BEDROOM

3.51m x 2.21m (11'6" x 7'3")

FAMILY BATHROOM

2.44m x 2.19m (8'0" x 7'2")

Freehold Not confirmed



For full EPC please contact the branch

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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