



## Columba Road, Stockton-On-Tees, TS18 3FG

Presented in immaculate condition throughout, this three bedroom detached home offers modern comfort, outdoor space and a highly convenient setting, making it an ideal choice for families or first time buyers. Set on a corner plot it houses a sunny, southerly facing garden.

The ground floor begins with a welcoming hallway giving access to a WC, the lounge and the open plan kitchen and dining room. The kitchen is beautifully appointed with an integrated eye-level oven, gas hob and fridge freezer, and leads through to a useful utility room with space for two appliances. French doors open directly onto the garden, creating an easy connection between indoor and outdoor living.

Upstairs, the main bedroom features built-in wardrobes and its own en suite shower room, while the remaining two bedrooms are served by a family bathroom.

The garden enjoys a southerly aspect and is mainly laid to lawn, complemented by a decking area at the far end and enclosed by an attractive brick-walled boundary, creating an inviting space for relaxing or entertaining in the warmer months. A detached garage with power sits to the back of the garden, along with parking for two cars.

The home is double glazed throughout and benefits from gas central heating, a Hive smart heating system and a house alarm. The Queensgate development offers excellent access to transport links for a straightforward commute, while nearby amenities include a Lidl supermarket, Hartburn Primary School, Ian Ramsey Secondary School and the green open spaces of Ropner Park.

Stylish, well maintained and ready to move into, this is a home that offers both practicality and appeal.

£220,000



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## HALLWAY

## LOUNGE

17' x 9'11" (5.18m x 3.02m)

## KITCHEN/DINING ROOM

16'10" x 9'11" (5.13m x 3.02m)

## UTILITY ROOM

6'2" x 4'10" (1.88m x 1.47m)

## DOWNSTAIRS WC

57" x 2'11" (1.737m x 0.89m)

## LANDING

## BEDROOM ONE

11'5" x 10'6" (3.48m x 3.20m)

## ENSUITE

6'5" x 4'6" (1.96m x 1.37m)

## BEDROOM TWO

10' x 9'1" (3.05m x 2.77m)

## BEDROOM THREE

6'10" x 7'7" (2.08m x 2.31m)

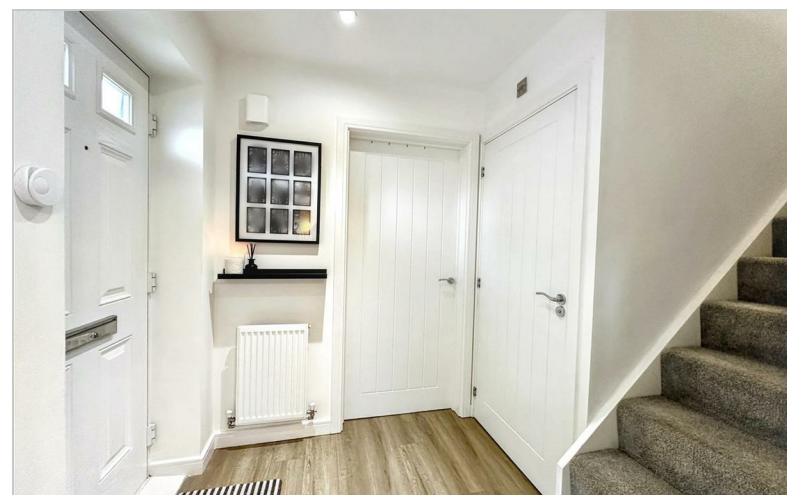
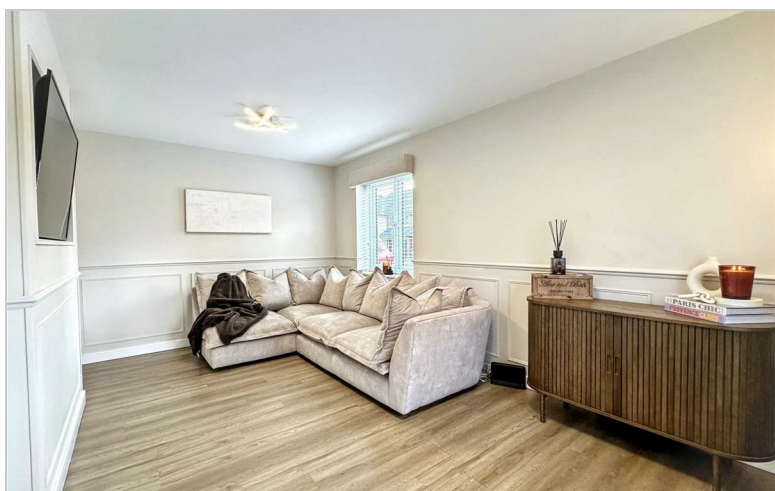
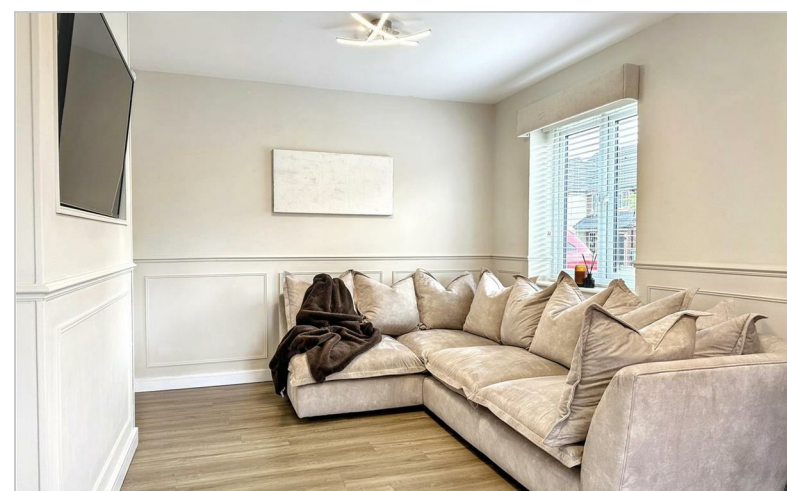
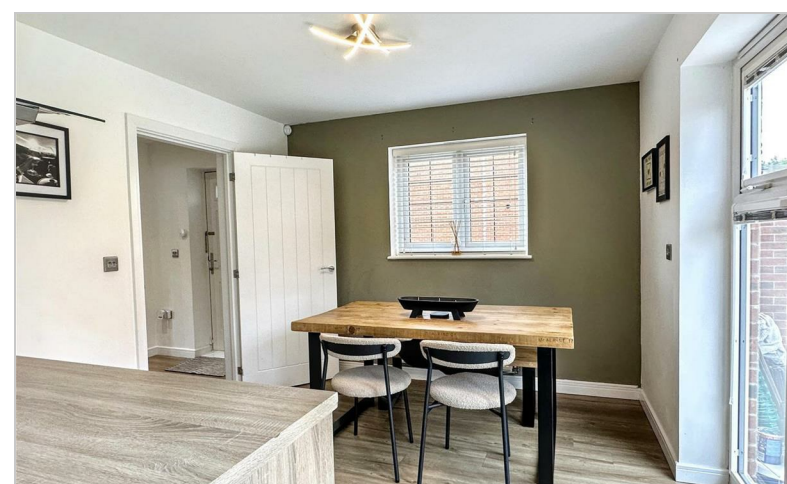
## BATHROOM

6'3" x 6'1" (1.91m x 1.85m)

## AML PROCEDURE

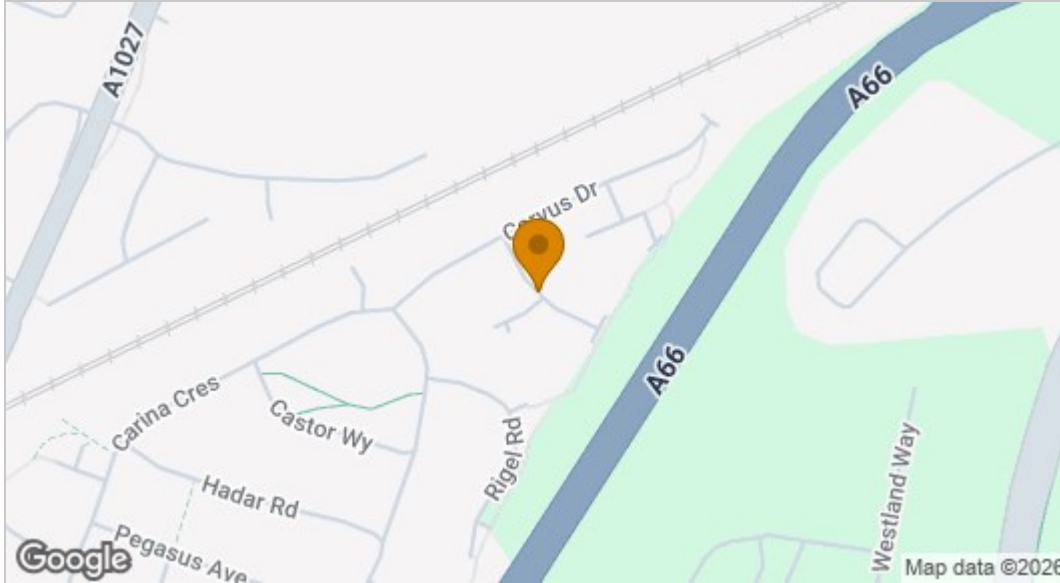
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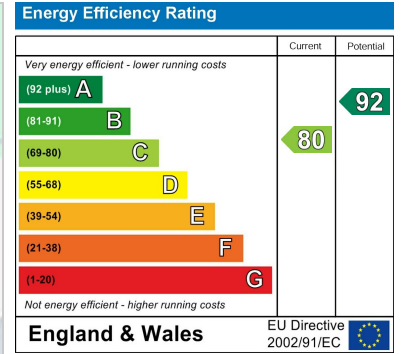




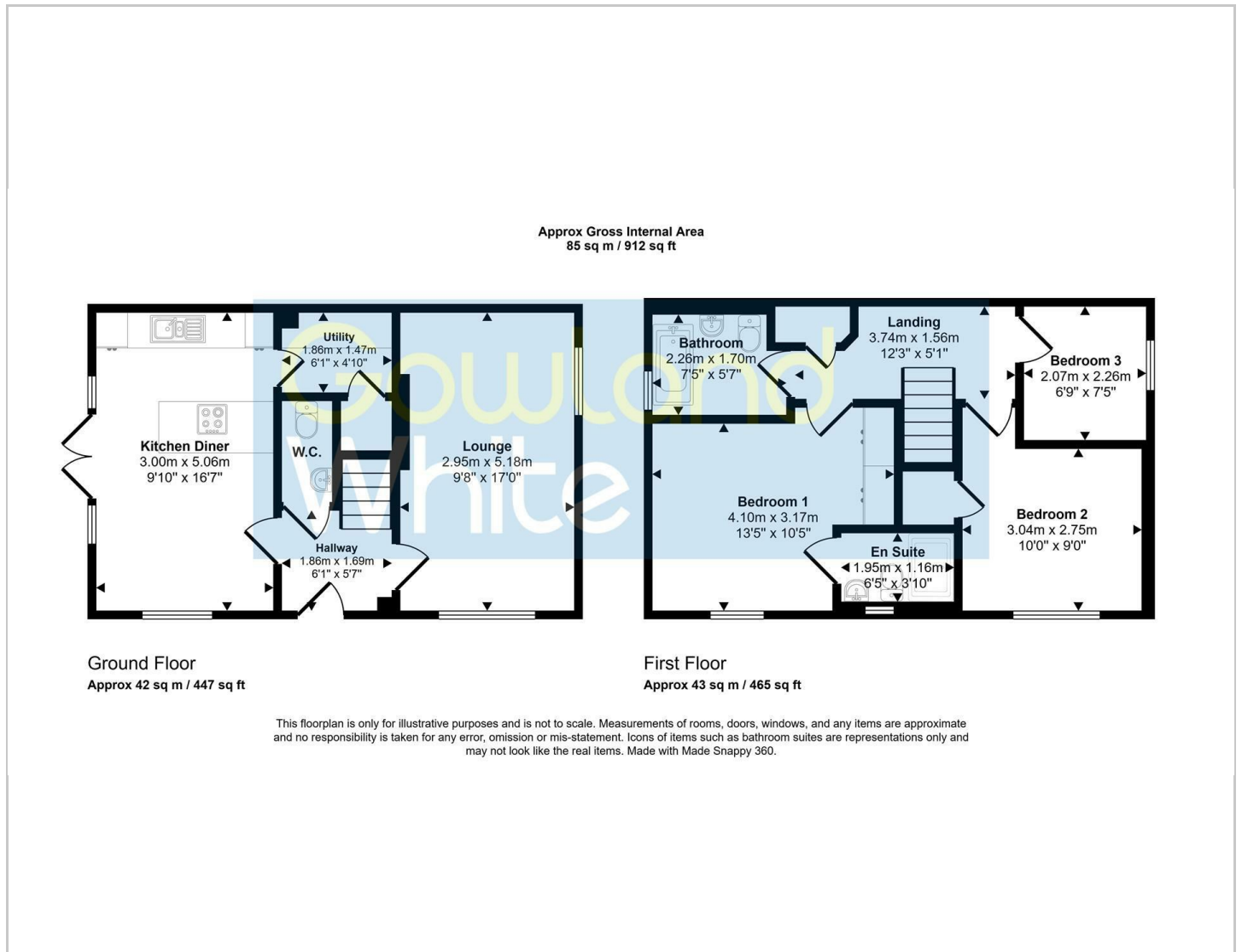
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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