



23 Sorrel Close , Stockton-On-Tees, TS19 0UR

AVAILABLE NOW - NO SMOKERS

A well-presented three bedroom detached family home situated in a quiet cul-de-sac within the highly sought-after Elm Tree area of Stockton-on-Tees.

The property offers spacious and well-proportioned accommodation throughout, briefly comprising entrance hall, generous living room and a modern kitchen/diner fitted with a range of units, integrated appliances of an electric oven and hob, with double French doors opening onto the rear garden.

To the first floor are three bedrooms, including a particularly spacious principal bedroom with fitted wardrobes, together with a family bathroom featuring a shower over bath. Externally the property benefits from a lawned front garden, driveway parking leading to a single garage, and an enclosed rear garden laid mainly to lawn with a paved patio area. Further benefits include combi gas central heating and a convenient location close to reputable schools, local amenities and transport links.

£875 Per Calendar Month

23 Sorrel Close

, Stockton-On-Tees, TS19 0UR



- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT- AFTER ELM TREE LOCATION
- SPACIOUS KITCHEN/DINER WITH INTEGRATED APPLIANCES
- DRIVEWAY PARKING AND SINGLE GARAGE
- CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN WITH LAWN AND PATIO AREA

LIVING ROOM

15'4 x 11'4 (4.67m x 3.45m)

KITCHEN/DINER

11'7" x 14'9 (3.53m x 4.50m)

BEDROOM 1

16'6" x 14'9 (5.03m x 4.50m)

BEDROOM 2

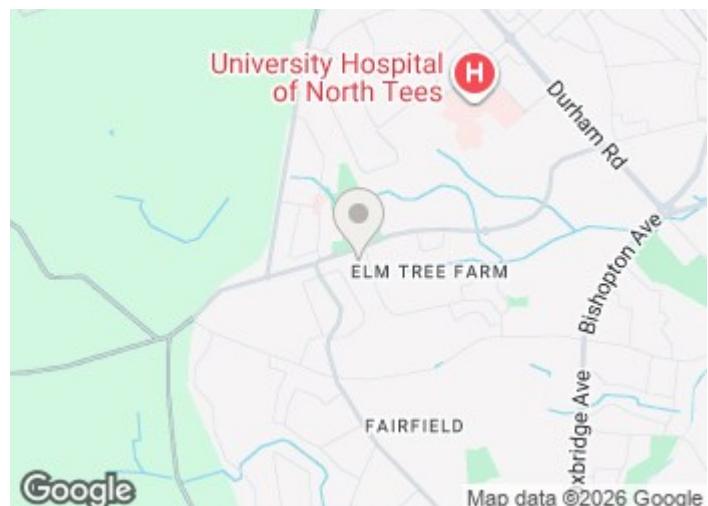
8'8" x 11'5 (2.64m x 3.48m)

BEDROOM 3

9'8" x 5'11 (2.95m x 1.80m)

BATHROOM

6'7" x 5'5 (2.01m x 1.65m)



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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