



This beautifully presented and thoughtfully designed home has just come to the market and offers an exceptional opportunity for families seeking space, comfort, and a prime location. Nestled peacefully within a quiet cul-de-sac, the property provides a safe and private setting while remaining conveniently close to everyday amenities.

Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the stylish interiors throughout. The cosy lounge offers the perfect space to relax and unwind, while the separate dining room provides an ideal setting for family meals and entertaining guests. A convenient cloakroom adds practicality to the ground floor layout.

The heart of the home is the impressive modern open-plan kitchen and dining area. Designed with both functionality and style in mind, this space is perfect for contemporary family living. There is also a useful storage cupboard, which could easily be utilised as a compact home office or study area, catering to today's flexible lifestyle needs.

Upstairs, the property continues to impress with four generously proportioned bedrooms, offering ample space for growing families. Two of the bedrooms benefit from fitted wardrobes, providing excellent storage solutions. The spacious master bedroom enjoys the added luxury of a private ensuite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the home boasts a generous rear garden laid mainly to lawn, complemented by a seating patio area—perfect for outdoor dining, entertaining, or simply enjoying the warmer months. To the front, a double driveway provides ample off-street parking.

Situated in a highly sought-after and popular area, the property benefits from close proximity to reputable schools, shops, and a range of local amenities, making it an ideal choice for families.

Early viewing is highly recommended—this is a home you truly won't want to miss.

**Red Admiral Close, Stockton-On-Tees, TS19 8EN**

**4 Bedroom - House - Detached**

**£240,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



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## Red Admiral Close, Stockton-On-Tees, TS19 8EN



### ENTRANCE HALLWAY

Front entrance door, flooring, stairs to upper level.

### CLOAKROOM/WC

WC, wash hand basin, flooring, radiator.

### LOUNGE

Double glazed window to front aspect, carpet, radiator.

### DINING ROOM

Double glazed window to front aspect. carpet, radiator.

### KITCHEN

Double glazed French doors, double glazed window to rear aspect, flooring, door to rear, storage, radiator.

### LANDING

Carpet, storage, loft access.

### BEDROOM ONE

Double glazed window to front aspect, fitted wardrobes, radiator, carpet.

### EN SUITE

Shower, wash hand basin, WC, radiator.

### BEDROOM TWO

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

### BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

### BEDROOM FOUR

Double glazed window to rear aspect, radiator, carpet.

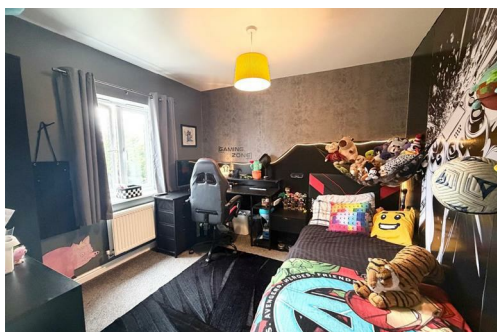
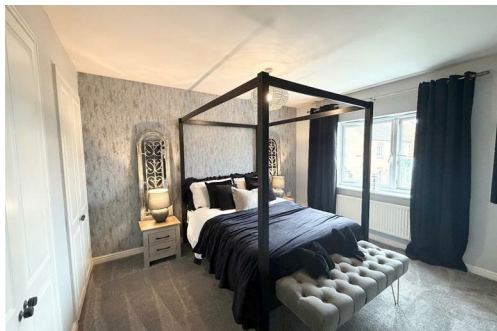
### BATHROOM

Double glazed window to rear aspect, wash hand basin, WC, radiator.

### EXTERNALLY

Garden to rear which is laid to lawn with seating area. Driveway to front providing off street parking.





# Red Admiral Close, Stockton-On-Tees, TS19 8EN



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1141 ft<sup>2</sup>  
105.8 m<sup>2</sup>

**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. We 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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk



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www.smith-and-friends.co.uk