



## Briardene Walk, Bishopsgarth, Stockton-On-Tees, TS19 8UU

Ideal for first time buyers, families or investors, this beautifully presented three bedroom semi-detached home with a detached garage and south-facing rear garden enjoys a pleasant outlook over a green. Located in the popular residential area of Bishopsgarth, this is a ready-to-move-into property.

The accommodation includes an entrance porch leading into a spacious lounge with a gas fireplace. To the rear, a modern kitchen/dining room is fitted with contemporary high-gloss units, integrated fridge freezer and washing machine, and comes complete with a range cooker.

Upstairs offers three well proportioned bedrooms and a contemporary family bathroom with shower over bath. The property benefits from UPVC double glazing, Hive controlled gas central heating system, a recently installed combination boiler, and oak internal doors that add a high-quality finish throughout.

Externally, there is a lawned front garden with access to a green beyond the front gate. The enclosed, low-maintenance rear garden enjoys a sunny south-facing aspect and features artificial lawn, decking, raised planters, and access to a large single garage.

Bishopsgarth is a well regarded area offering easy access to local schools, shops, and amenities, along with excellent links to main roads and transport networks making it an ideal choice for commuters.

£150,000



PORCH

LOUNGE

14'8" x 14'3" (4.47m x 4.34m)

KITCHEN/DINING ROOM

14'8" x 9'11" (4.47m x 3.02m )

LANDING

BEDROOM ONE

13'7" x 8'6" (4.14m x 2.59m)

BEDROOM TWO

9'2" x 8'3" (2.79m x 2.51m)

BEDROOM THREE

7'7" x 6' (2.31m x 1.83m )

BATHROOM

6' x 5'6" (1.83m x 1.68m)

#### AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



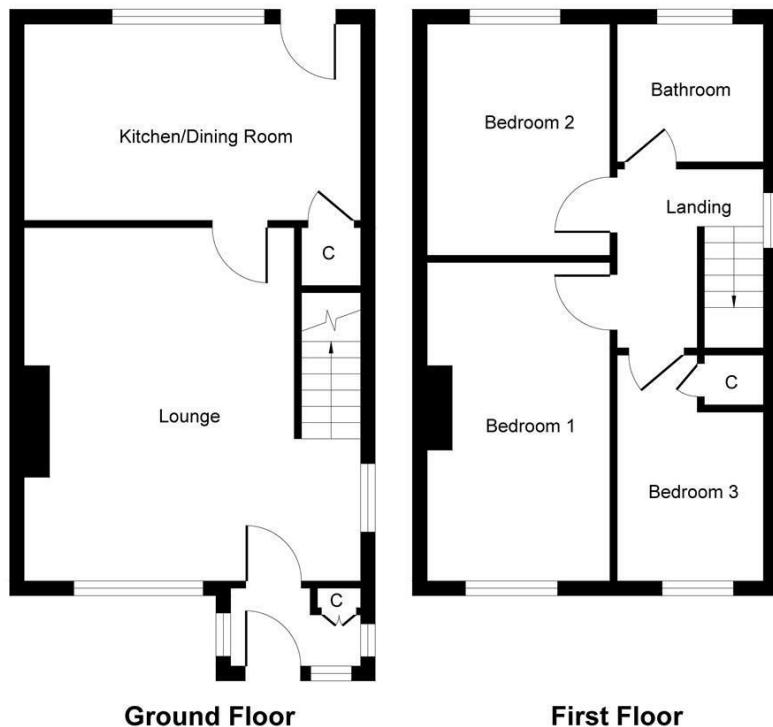
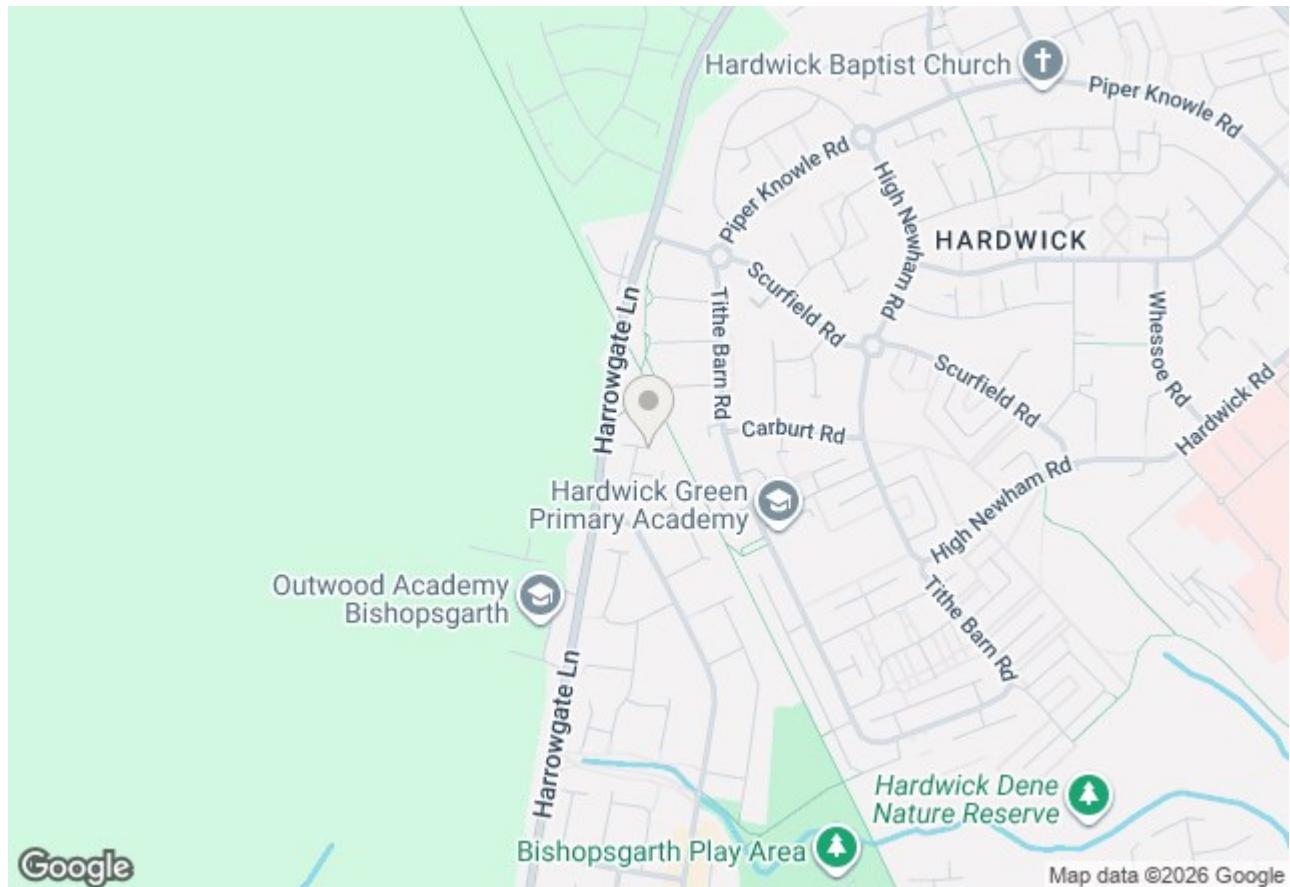
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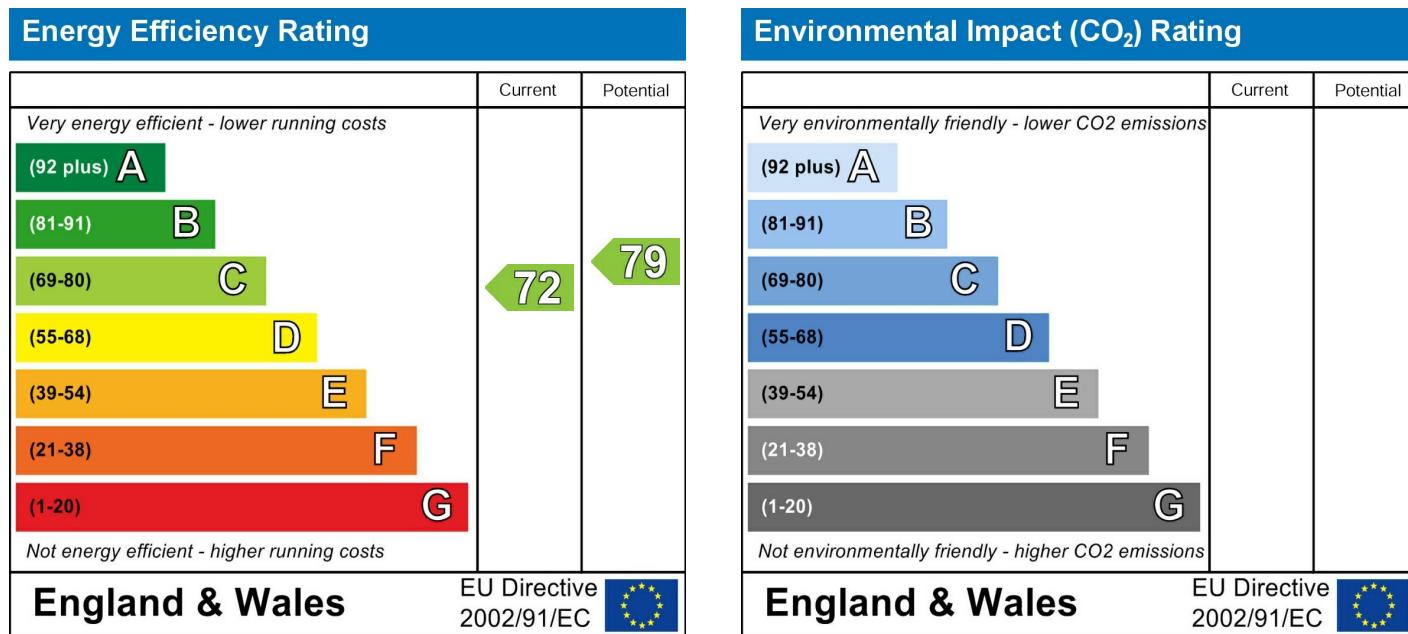
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#### VIEWING

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

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