



Desirable Redmarshall Village Home with Fantastic Potential

Situated within the sought-after and picturesque village of Redmarshall, this attractive property offers generous accommodation, excellent outdoor space and huge potential to create a wonderful forever family home. With plenty of scope for the new owners to modernise and personalise to their own taste, this is an exciting opportunity for those looking to put their own stamp on a property.

The ground floor comprises a welcoming entrance hallway, spacious lounge, separate dining room, conservatory and additional snug, providing plenty of versatile living space for a growing family. The kitchen is open plan to a further dining area, with double doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

To the first floor are four well-proportioned bedrooms, together with a family bathroom. The master bedroom benefits from its own en-suite facilities.

Externally, the property enjoys attractive front and rear gardens, along with a garage and driveway providing excellent off-road parking.

With its sought-after village setting, spacious accommodation and considerable potential, this property would make an ideal long-term family home.

**Mainside, Redmarshall, Stockton-On-Tees, TS21 1HY**

**4 Bed - House - Detached**

**£475,000**

**EPC Rating: D**

**Council Tax Band: F**

**Tenure: Freehold**



## Mainside, Stockton-On-Tees, TS21 1HY

## Entrance Hallway

## Lounge

Diner

## Conservatory

Snug

Kitchen/Diner

## Landing

### Bathroom

## Bedroom

Ensuite

## Bedroom

## Bedroom

## Bedroom



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</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<br>2002/91/EC |           |

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