

## CORONA COURT, QUEENSGATE, STOCKTON-ON-TEES, TS18 3UW



- ▲ Tucked within a popular, modern residential development
- ▲ Bright living room flowing into a sociable dining area
- ▲ French doors opening onto the rear garden
- ▲ Contemporary kitchen with integrated appliances
- ▲ Downstairs cloakroom/WC for added convenience
- ▲ Three well-proportioned bedrooms
- ▲ Main bedroom with en-suite shower room
- ▲ Private enclosed rear garden with patio and lawn
- ▲ Driveway and single garage for off-street parking

**£210,000**

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Tucked within a modern development, this three-bedroom home is designed for easy, everyday living with a sociable, relaxed feel throughout.

Step inside and you'll find a layout that just works—light-filled spaces that flow from the living room through to a dining area where French doors open out to the garden, making it just as suited to quiet evenings as it is to hosting friends and family. The kitchen is sleek and practical, with everything close to hand, while a handy downstairs WC keeps things running smoothly.

Upstairs, three well-sized bedrooms offer flexibility for modern life—whether that's space for a growing family, guests or a home office—with the main bedroom enjoying its own en-suite for a little extra comfort.

Outside, the private rear garden is a great extension of the home—perfect for summer evenings, weekend barbecues or simply unwinding. With a driveway and garage, there's space for the practical side of life too.

All set in a convenient location close to local amenities and transport links, this is a home that feels easy to live in from the moment you walk through the door.

## **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door to the front aspect leading to entrance hall with cupboard under stairs, staircase to the first floor and cloakroom/WC.

**CLOAKROOM/WC** - With double glazed window to the front aspect, low level WC with hidden cistern, pedestal wash hand basin and single radiator.

### **LIVING ROOM - 4.52m x 3.28m (14'10" x 10'9")**

With double glazed window to the front aspect, radiator and double doors opening to dining room.

**DINING ROOM** - With double glazed French doors and double glazed picture length windows to the rear aspect. Open to ...

### **KITCHEN - 3.05m x 2.44m (10' x 8')**

Superb modern fitted kitchen with contemporary worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated fridge freezer, electric oven and hob with overhead hood and splashback, integrated washing machine and single radiator.

**TO VIEW:** Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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## FIRST FLOOR

**LANDING** - With double glazed window to the side aspect and radiator.

**BEDROOM ONE - 3.66m x 3.05m (12' x 10')**

With double glazed window to the rear aspect and single radiator.

**EN-SUITE** - With pedestal wash hand basin, low level WC, double shower enclosure and single radiator.

**BEDROOM TWO - 3.05m x 2.44m (10' x 8')**

With double glazed window to the rear aspect and single radiator.

**BEDROOM THREE - 3.05m x 2.13m (10' x 7')**

With double glazed window to the front aspect and single radiator.

**BATHROOM** - With double glazed window to the front aspect, side panelled bath, low level WC, pedestal wash hand basin and single radiator.

## EXTERNALLY

**PARKING, GARAGE & GARDENS** - Externally there is a drive and a single garage. Front garden with wrought iron railings and private enclosed rear garden with patio, shale seating area and shaped lawn.

**AGENTS REF:** - LJ/LS/STO260036/25032026

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**





## CORONA COURT, TS18 3UW



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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