GowlandWhite



Columba Road, Stockton-On-Tees, TS18 3FG

Tucked away within a cul de sac on the popular Queensgate development, this modern three bedroom home offers stylish, move-in-ready accommodation with a bright feel throughout.

The ground floor begins with an entrance hall leading to a WC, an attractive lounge and a generous kitchen/dining room. This sociable space features upgraded base and wall units, integrated appliances including a dishwasher, washer/dryer, fridge/freezer, induction hob and oven, and French doors that open directly onto the landscaped rear garden. Upgraded LVT flooring throughout the ground floor, adding a smart and contemporary finish.

Upstairs, the layout comprises a family bathroom, one single bedroom and two double bedrooms, including the master bedroom with its own en suite shower room.

Externally, there are two designated parking bays to the front, while the rear garden has been professionally landscaped to create an attractive and low-maintenance outdoor space. It features paved seating areas, a synthetic lawn and a timber shed, all enclosed by fencing with gated side access. The property is immaculately presented and benefits from gas central heating and double glazing throughout.

Queensgate has excellent transport links, making commuting straightforward. A range of amenities are close by, including Lidl supermarket and the picturesque Ropner Park.

Offers Over £180,000

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HALLWAY

LOUNGE
13'4" x 10'7" (4.06m x 3.23m)

KITCHEN/DINING ROOM
15'4" x 8'10" (4.67m x 2.69m)

DOWNSTAIRS WC
4'10" x 4'4" (1.47m x 1.32m)

LANDING

BEDROOM ONE
11'3" x 8'2" (3.43m x 2.49m)

ENSUITE
8'2" x 3'9" (2.49m x 1.14m)

BEDROOM TWO
10'1" x 8'6" (3.07m x 2.59m)

BEDROOM THREE
6'8" x 6'8" (2.03m x 2.03m)

BATHROOM
6'4" x 5'6" (1.93m 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.













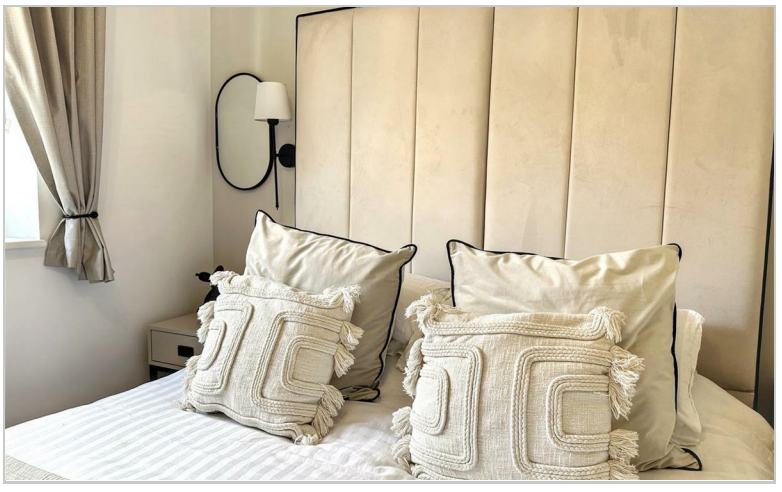








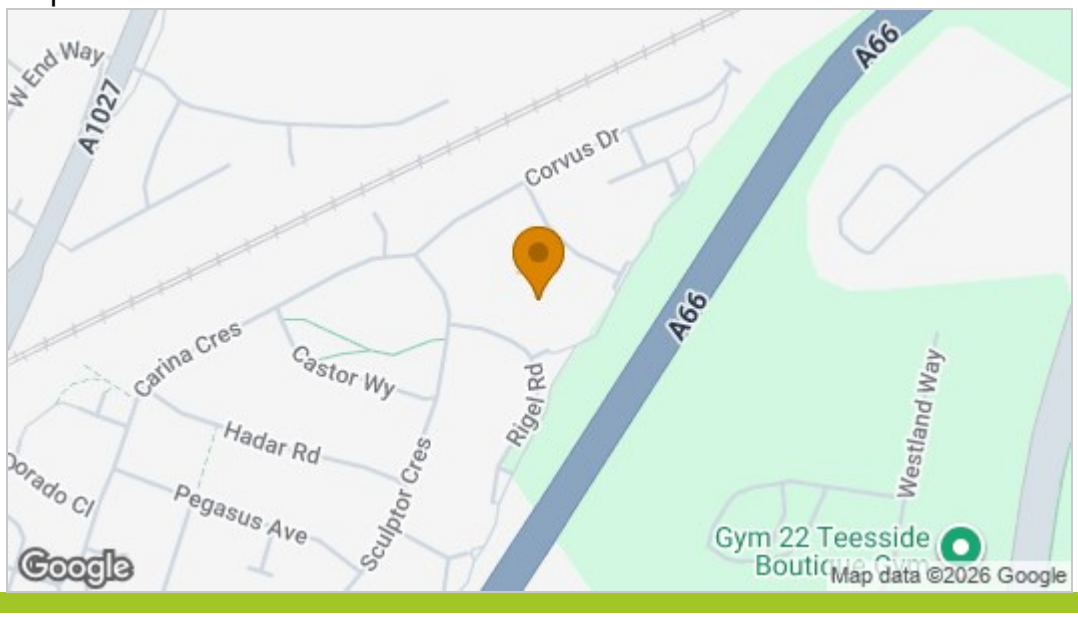




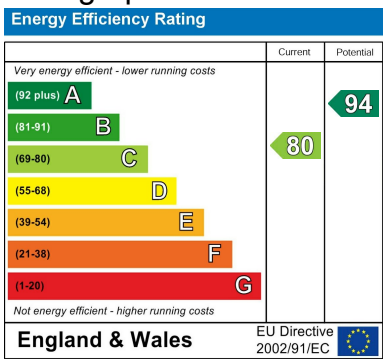




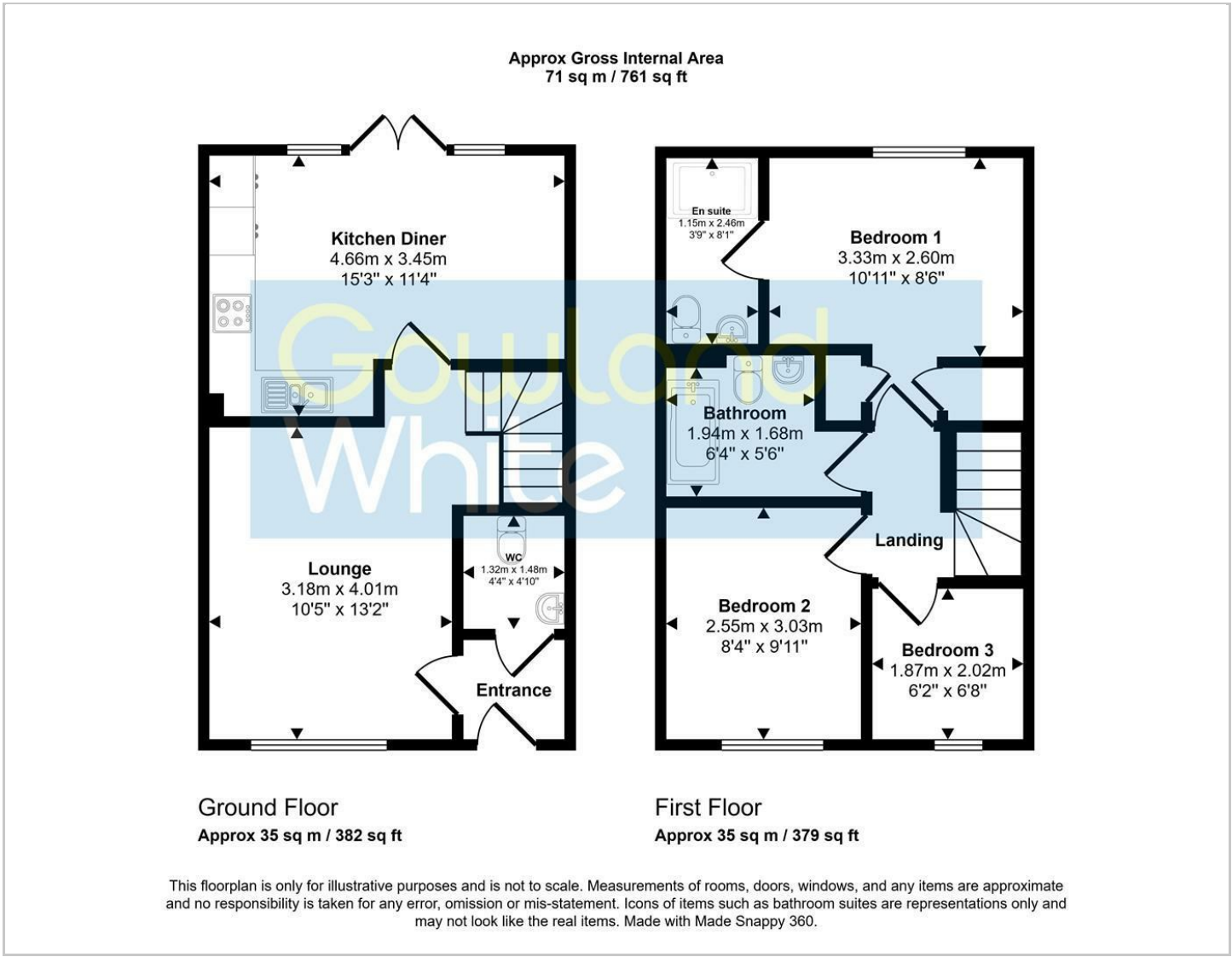
Map



EPC graph



Floor Plan



VIEWING

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

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