



Bishopton Road, Stockton-On-Tees, TS18 4PL

This beautifully presented semi-detached family home offers spacious and versatile living across two floors, perfectly combining period charm with modern convenience. The property is available with no onward chain, making it an ideal opportunity for those looking to move quickly into a ready to enjoy home.

On the ground floor, the property features a porch and hall, welcoming dining room with a bay window to the front, complemented by fitted shelving and units in the alcoves. The lounge features a striking media wall with lighting and opens into a garden room. The garden room itself benefits from a solid roof with spotlights and French doors leading directly into the rear garden. A newly fitted kitchen is a standout feature with a side door which provides direct access to the garden, enhancing natural light and practicality. Adjacent to the kitchen is a breakfast room and a utility room with fitted units, plumbing for a washing machine, space for a dryer, and a stainless steel sink unit. Completing the ground floor is a convenient WC.

Upstairs, the property offers a master bedroom with a luxurious freestanding bath and television included in the sale, two further double bedrooms, and a fourth room currently used as a dressing room, featuring a stained glass window. There is also a shower room with a sliding barn door, walk-in shower, and heated towel rail, plus a separate WC for added convenience. The custom made blinds and curtains are included in the sale.

Externally, the property benefits from a gated driveway with parking and an electric vehicle charging point. The south facing rear garden is a perfect space with a good level of privacy, ideal for relaxing with the family. The home is situated in a popular residential area, offers easy access to local schooling, Stockton Sixth Form College, and a Sainsbury's supermarket, making it ideally positioned for families and everyday convenience.

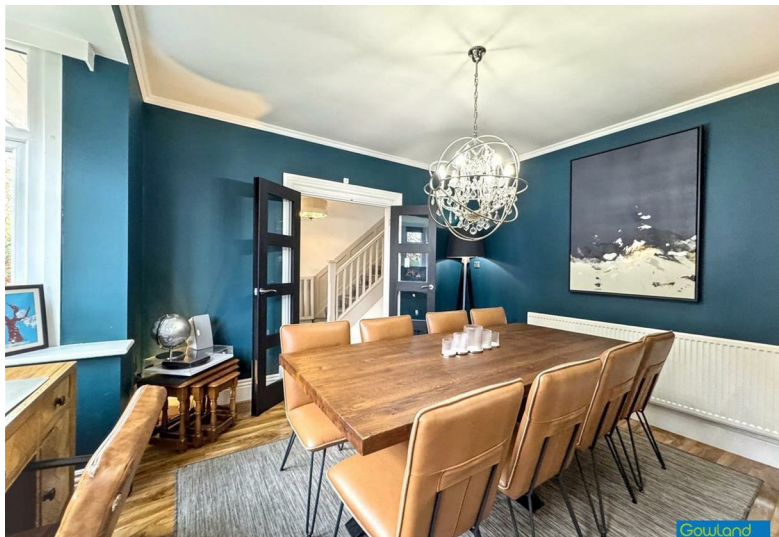
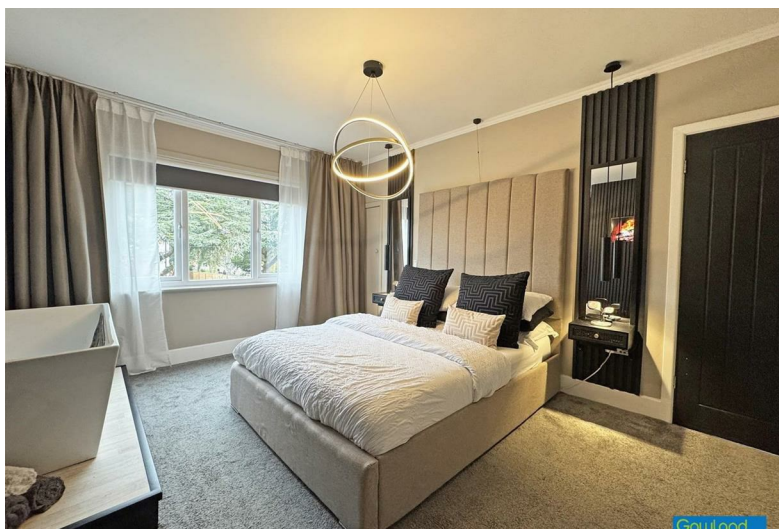
Offers Over £285,000

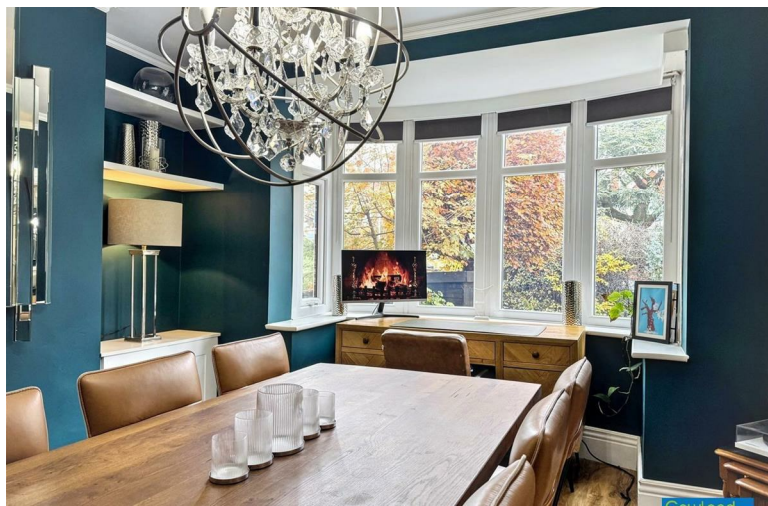


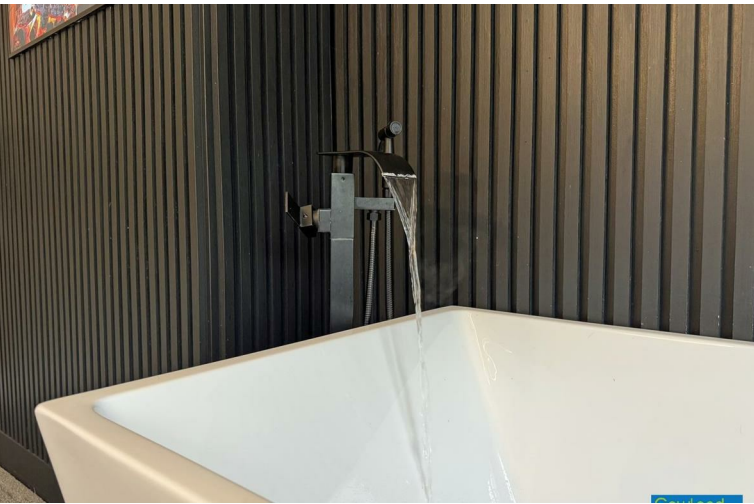
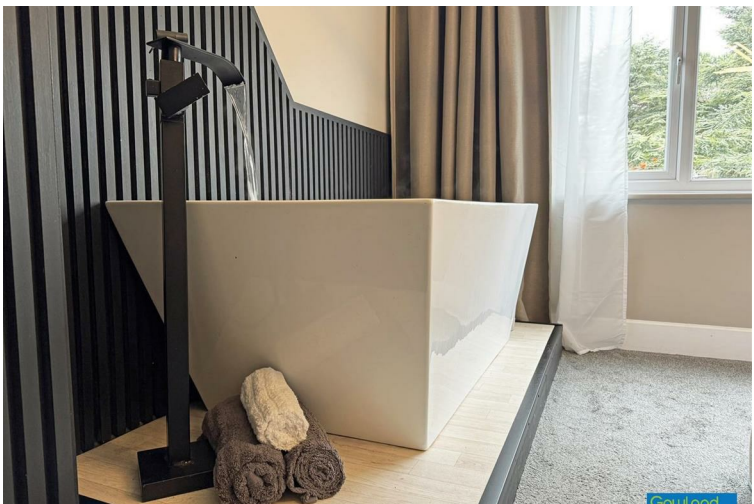
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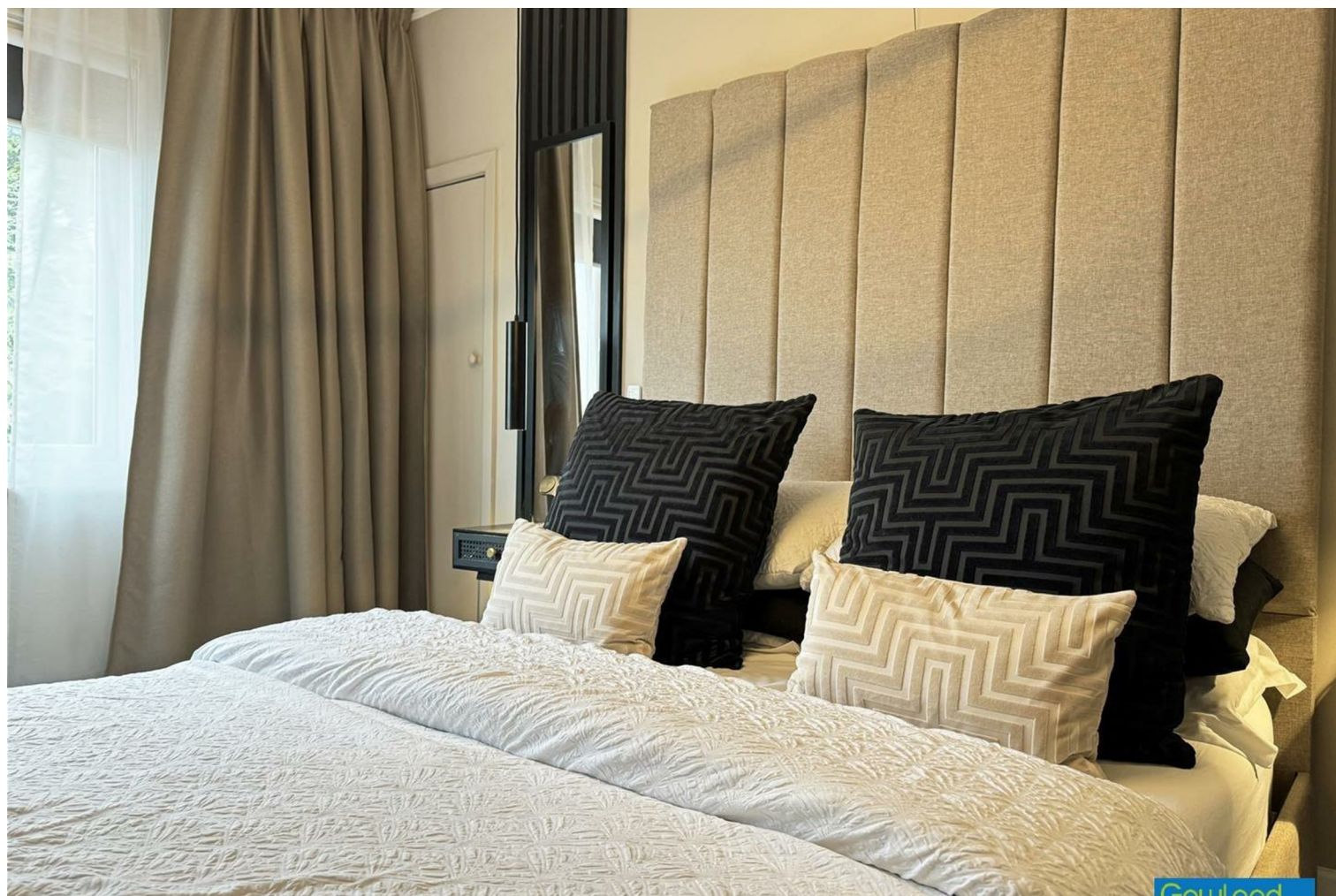
- HALL
- DINING ROOM
14'8" x 12'11" (4.47m x 3.94m)
- BREAKFAST ROOM
10'1" x 10'1" (3.07m x 3.07m)
- LOUNGE
13'4" x 11'8" (4.06m x 3.56m)
- GARDEN ROOM
10'2" x 8'8" (3.10m x 2.64m)
- KITCHEN
11'10" x 9' (3.61m x 2.74m)
- UTILITY ROOM
10' x 7'3" (3.05m x 2.21m)
- DOWNSTAIRS WC
4'8" x 3'2" (1.42m x 0.97m)
- LANDING
- BEDROOM ONE
13'4" x 13' (4.06m x 3.96m)
- BEDROOM TWO
14'10" x 11'8" (4.52m x 3.56m)
- BEDROOM THREE
11'8" x 9'1" (3.56m x 2.77m)
- BEDROOM FOUR
8'3" x 7'5" (2.51m x 2.26m)
- SHOWER ROOM
5'7" x 5'6" (1.70m x 1.68m)
- WC
4'1" x 3'5" (1.24m x 1.04m)

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.

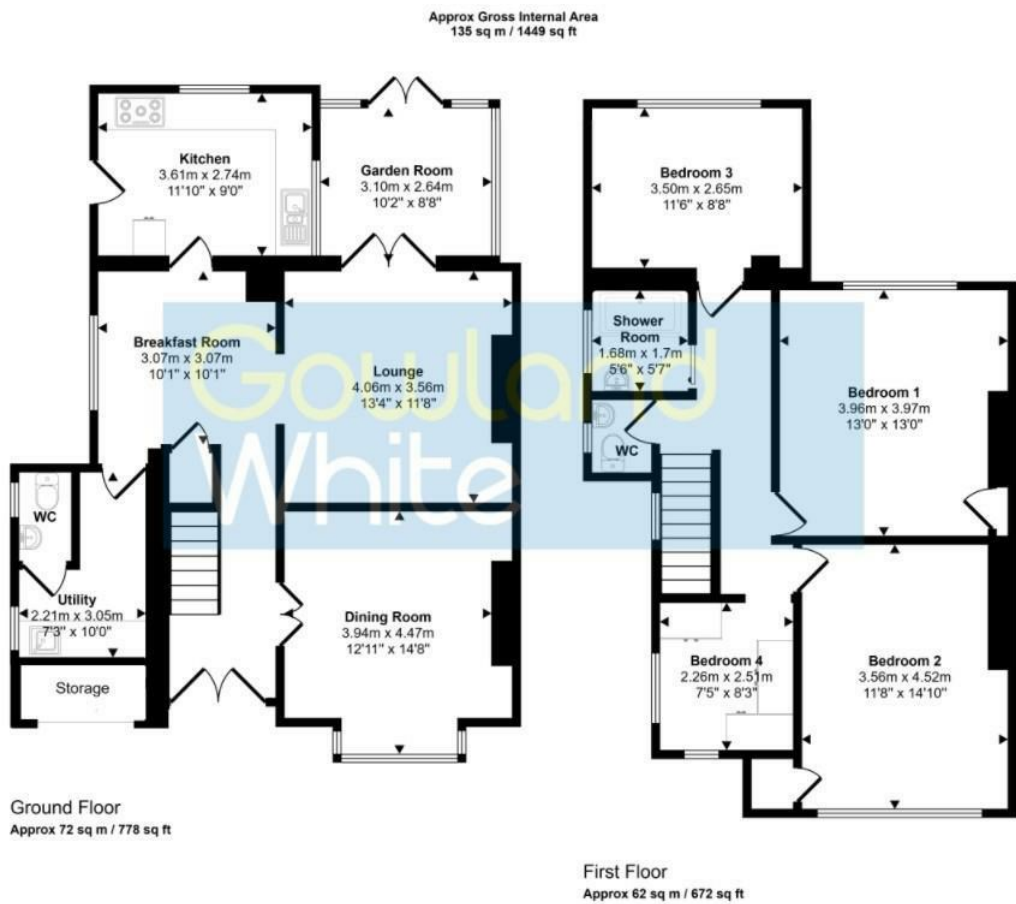








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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