



## Oxbridge Lane, Stockton-On-Tees, TS18 4HW

This mature 4 bedroom semi-detached house offers a blend of character, original period features, and extensive modern improvements. Set in a desirable location and not overlooked to the front or rear, the property provides a private setting, perfect for family living.

The accommodation is gas centrally heated and most windows are double glazed. A spacious hallway welcomes you into the home, leading to a beautifully presented lounge with bay window and a striking marble fire surround housing a cast iron fireplace. A separate sitting room features a charming Inglenook open hearth fireplace and French doors opening into the conservatory which enjoys views of the rear garden while maintaining a high degree of privacy. The generous kitchen/dining room is fitted with a range of modern units and comes complete with Range cooker, fridge, dishwasher and freezer. A ground floor WC adds convenience.

Upstairs, the property provides four well proportioned bedrooms and a large family bathroom with shower over bath.

Externally, the front of the property features a block-paved driveway with space for three to four cars, and a gravelled garden area. To the rear lies a stunning south-facing garden with a large lawn, mature trees, tall hedging, and excellent privacy. There is a spacious paved patio, outside WC and store, and a summerhouse with power, perfect for work or relaxation. A detached garage measuring 17'8" x 8'9" provides additional parking or storage facilities.

Ideally located close to a range of local shops and amenities, with St. Bede's Secondary School and Oxbridge Primary School both within easy reach, this impressive home is ideal for families seeking space, style, and a blend of old and new.

Offers Over £335,000

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PORCH

HALL

LOUNGE

15'8" x 14'4" (4.78m x 4.37m)

SITTING ROOM

13'2" x 12'3" (4.01m x 3.73m)

CONSERVATORY

13'1" x 12'10" (3.99m x 3.91m)

KITCHEN/DINING ROOM

24'7" x 9'6" (7.49m x 2.90m)

DOWNSTAIRS WC

4'9" x 2'4" (1.45m x 0.71m)

LANDING

BEDROOM ONE

14' x 13'3" (4.27m x 4.04m)

BEDROOM TWO

13'3" x 11' (4.04m x 3.35m)

BEDROOM THREE

11'8" x 8'10" (3.56m x 2.69m)

BEDROOM FOUR

8' x 7'11" (2.44m x 2.41m)

BATHROOM

12'2" x 6'2" (3.71m x 1.88m)

GARAGE

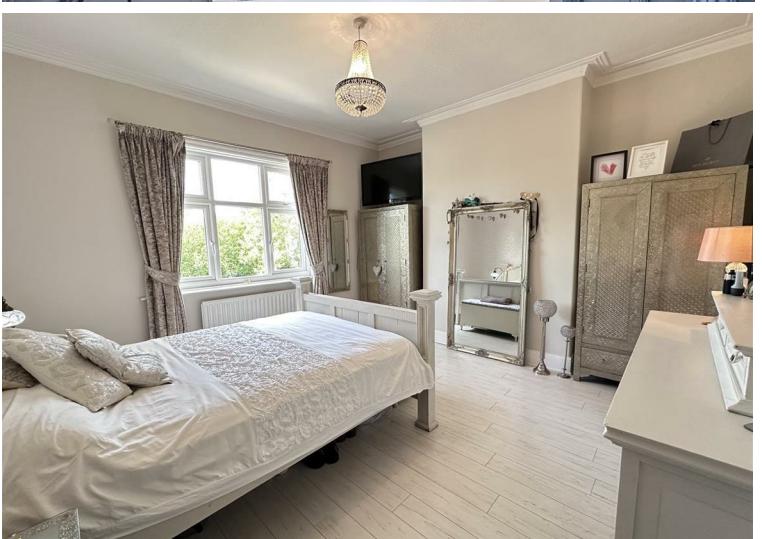
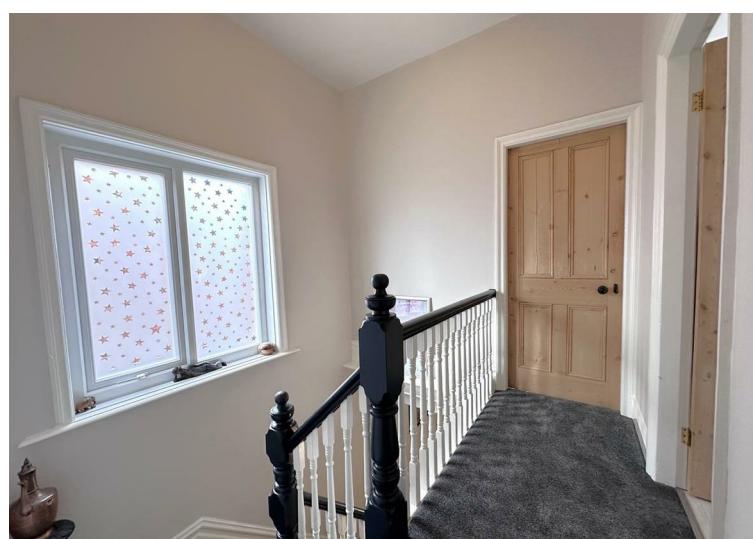
17'8" x 8'9" (5.38m x 2.67m)

#### 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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Tel: 01642 615657

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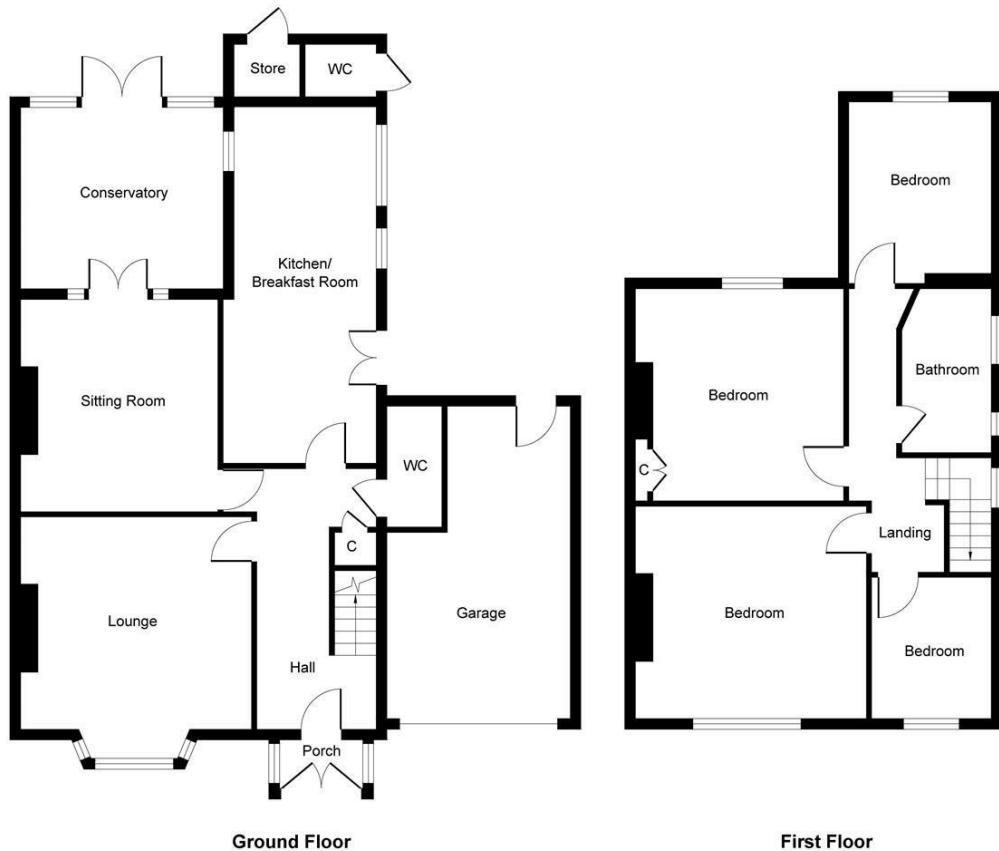
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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