



7 Snowball Grove, Stockton-On-T
£195,000



Michael Poole
SALES · LETTINGS · AUCTIONS





7 Snowball Grove

Stockton-On-Tees

Stylish modern living with an open-plan kitchen/diner, bi-folds to a lovely garden, three bedrooms, en-suite, Hive heating and double driveway – a home made for easy everyday life.

- Stylish, Modern Three-Bedroom Home
- Fantastic Open-Plan Ground-Floor Layout
- Contemporary Kitchen/Diner with Integrated Appliances
- Living Room with Bi-Fold Doors to the Garden
- Lovely Lawn, Established Planting & Patio
Perfect Garden for Dining & Summer Entertaining
- Principal Bedroom with En-Suite Shower Room
- Modern Family Bathroom
- Hive-Controlled Central Heating System

7 Snowball Grove

Stockton-On-Tees

Stylish, sociable and ready to enjoy – a modern home made for easy everyday living

Modern, bright and thoughtfully styled, it combines an impressive open-plan ground floor with a lovely garden and generous driveway – creating an ideal setting for first-time buyers, couples or a young family.

The real heart of the home is the **open-plan kitchen/diner**, a contemporary and sociable space where cooking, eating and catching up all happen together. There is plenty of room for a dining table, while the fitted kitchen provides a smart backdrop with integrated appliances and excellent storage.

Rather than separating everyday life into individual rooms, the ground-floor layout flows naturally through into the living room, giving the home a relaxed, modern feel. It's equally suited to quiet nights on the sofa, having friends over for dinner or simply giving everyone their own space without feeling disconnected.

At the rear, the **living room opens directly, via bi-folds, onto the garden**, bringing plenty of natural light inside and creating that all-important connection between the house and outdoor space. Throw the doors open on a warm day and the patio effectively becomes another living area – perfect for morning coffee, summer lunches and evenings with friends.

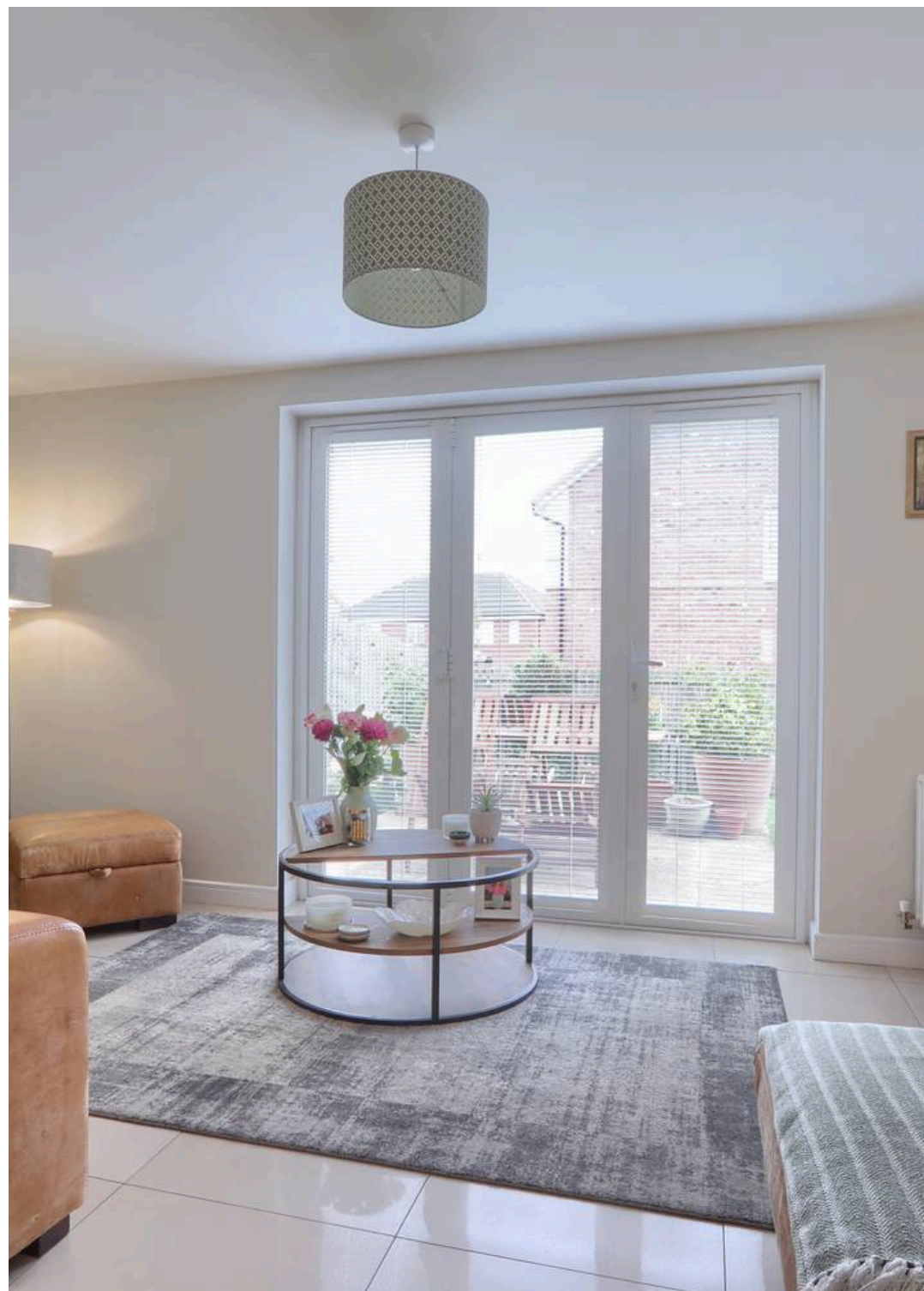
The garden itself is particularly appealing. A **patio provides space for outdoor dining**, while the lawn and established planting create a colourful, welcoming backdrop.

Upstairs are **three bedrooms**, giving the layout plenty of flexibility. The principal bedroom benefits from its own **en-suite shower room**, while the remaining bedrooms can accommodate children, guests or that increasingly useful home office. A separate family bathroom completes the first floor.

Outside, the **double driveway** is another valuable everyday feature, providing convenient off-road parking directly in front of the house.

Council Tax band: C

Tenure: Freehold



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Stockton-On-Tees

Recently built the property offers the appeal of a modern home, complete with a Hive central heating system and a contemporary interior that means the next owner can concentrate on enjoying it rather than immediately embarking on major improvements.

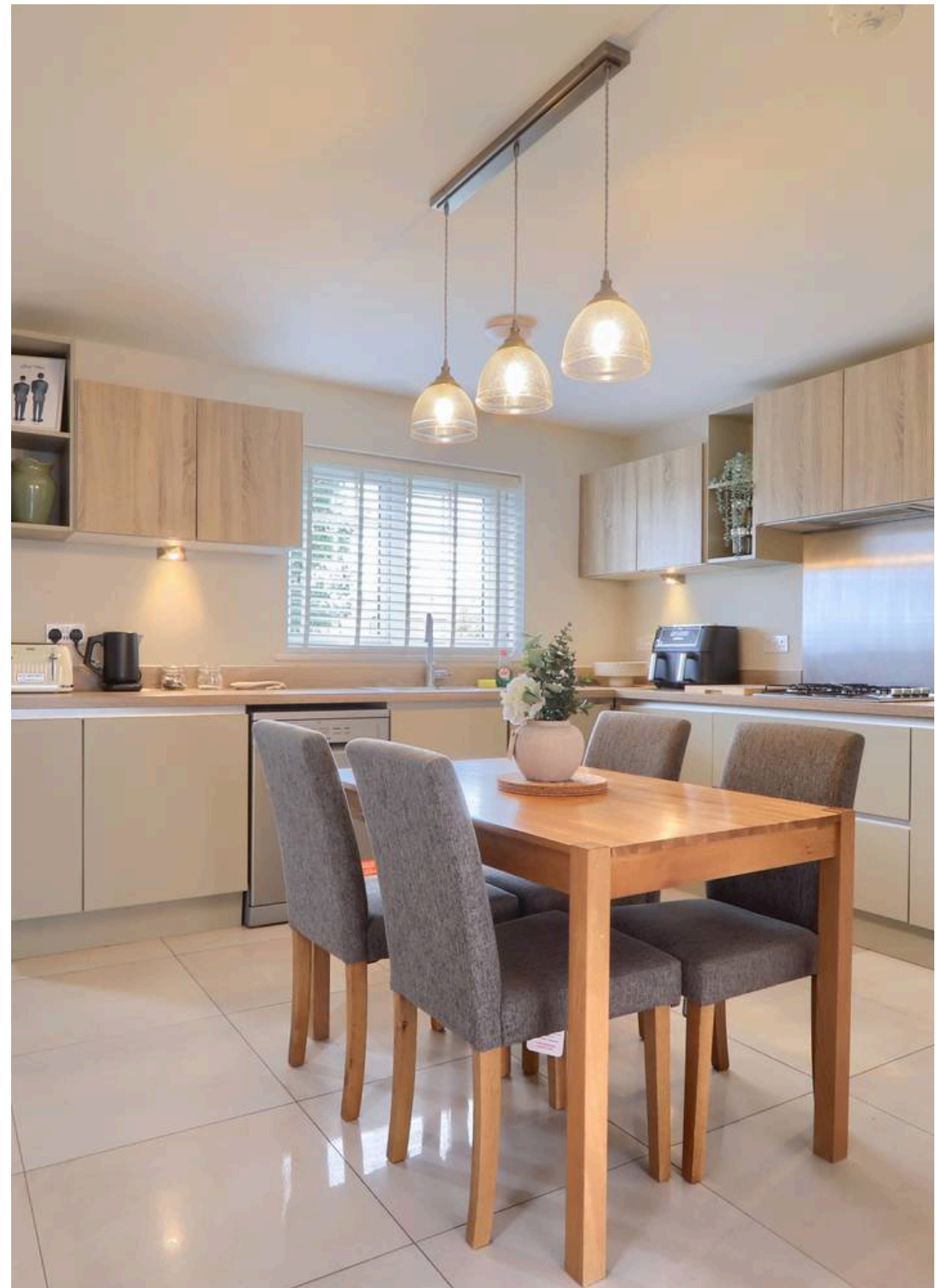
For buyers searching for a home where **modern style meets an easy, sociable lifestyle**, Snowball Grove has plenty going for it: breakfast around the kitchen table, doors open to the garden on sunny afternoons, space for friends to gather and three bedrooms upstairs when the day is done.

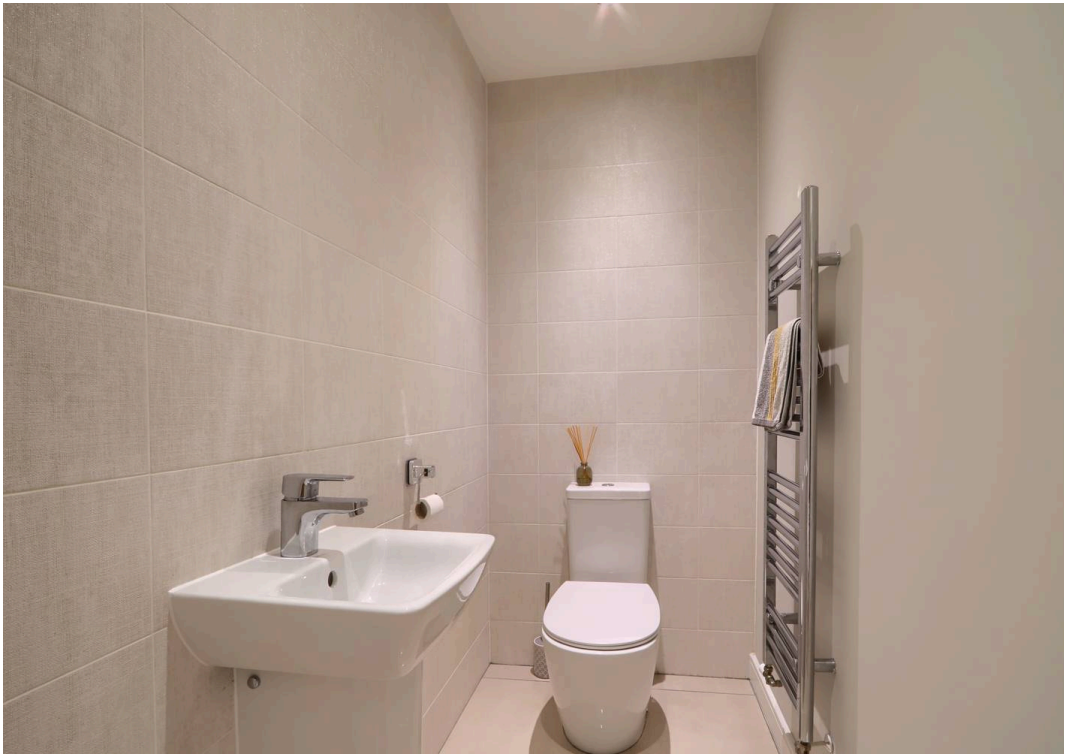
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

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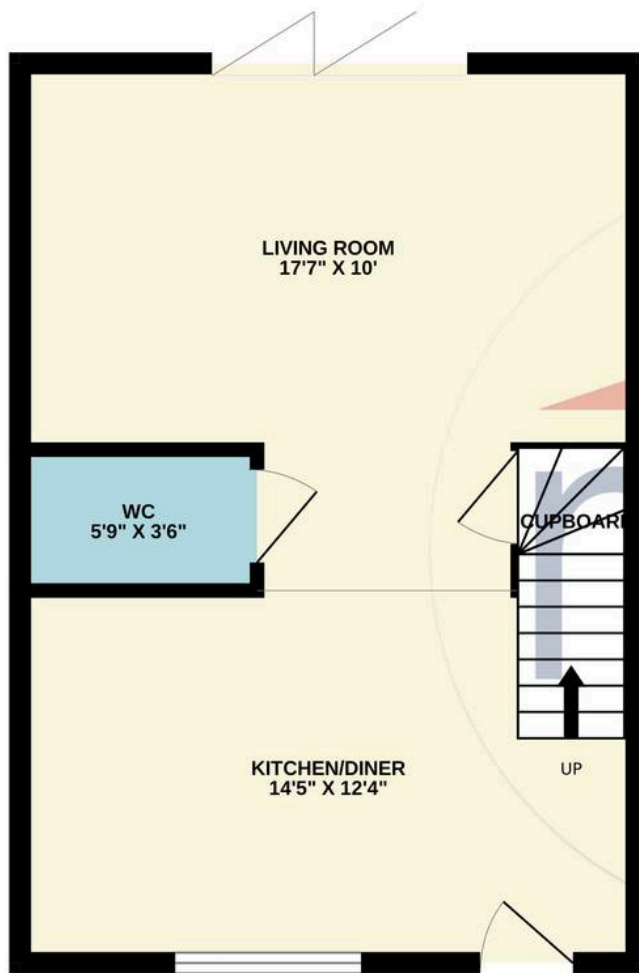




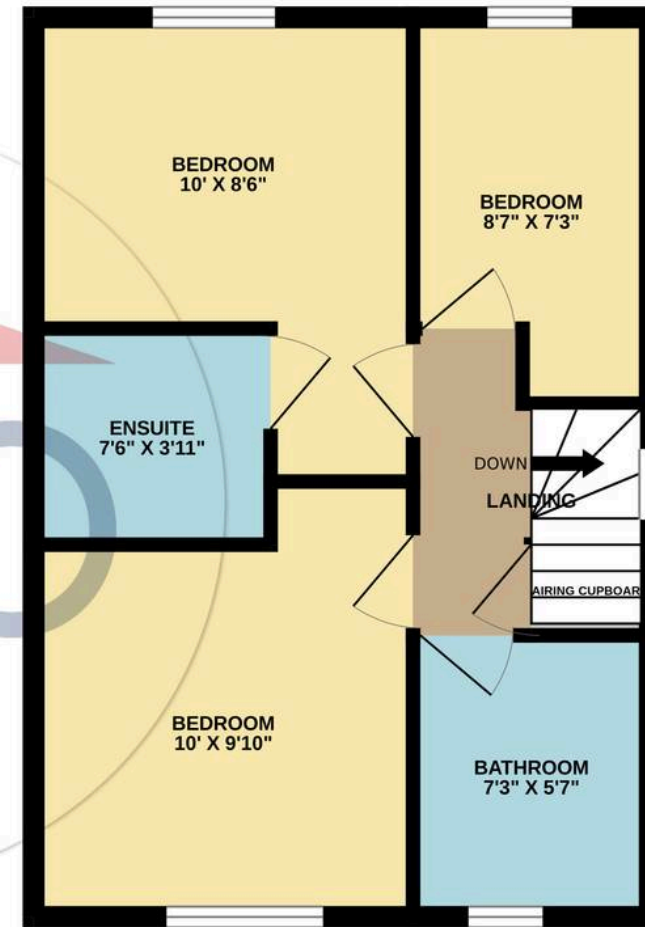
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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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