



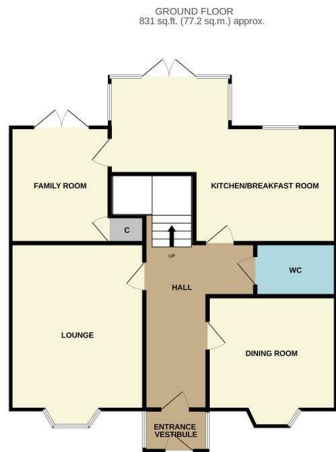
G.R.  
Estates  
unlock your happiness



## 37 Apsley Way, Stockton-On-Tees, TS17 5GB

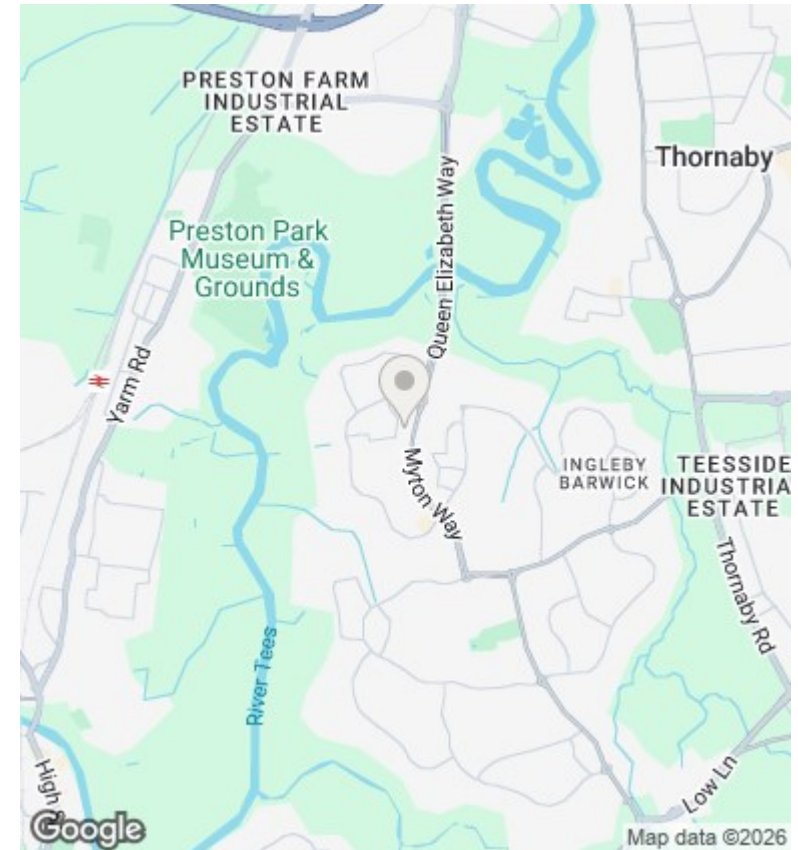
Best Offers Over £365,500

- Elegant six-bedroom, three-storey home with generous, light-filled living spaces designed for modern family life
- Newly installed solar panels with twin smart batteries delivering impressive energy efficiency and lower running costs
- Extension to the front of the property creating an entrance vestibule/cloak room
- Stunning wrap-around gardens with a private, south-facing rear haven ideal for entertaining or relaxing in the sun
- Five beautifully appointed bedrooms enhanced with bespoke 'Courts Homemakers' fitted furniture for a luxurious finish
- Prime position in The Rings, Ingleby Barwick, offering a perfect blend of exclusivity and convenience
- Expansive driveway and double garage with sleek new electric doors providing style and practicality in equal measure
- Fully boarded loft and fitted burglar alarm offering smart storage solutions and extra peace of mind
- Available with no onward chain for a quick, stress-free move



TOTAL FLOOR AREA: 2027 sq.ft. (188.3 sq.m.) approx.

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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## Directions

## Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

## Council Tax Band

F

## EPC Rating:

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