



Marigold Grove, Stockton-On-Tees, TS19 8FD

Tucked away towards the end of a cul de sac, this EXTENDED three bedroom detached home offers a bright, comfortable layout ideal for a family.

The entrance hall leads to a cloakroom (previously a WC) and into a lounge, while to the rear the property opens into a large kitchen and breakfast area arranged in an L-shape, complete with double oven, gas hob, fridge freezer, washing machine and dishwasher. From here, doors flow into an extended garden room, creating a versatile additional living space that overlooks the garden. There is also direct access to the integral garage with power and light.

Upstairs, the main bedroom features fitted wardrobes in the dressing area with built in mirrored wardrobes and an en-suite shower room. Two further bedrooms are a good size, and the modern family bathroom includes a shower over the bath. The home is gas centrally heated and double glazed throughout.

Externally, the front offers a driveway and extra gravelled area for additional parking, while the rear enjoys artificial lawn and patio, with a good level of privacy. This is a well presented home in a sought after setting, offering generous living space that will appeal to families and first time buyers.

Within easy reach are local shops, reputable schools, everyday amenities and transport links.

£250,000



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HALLWAY

LOUNGE

13'11" x 9'9" (4.24m x 2.97m)

KITCHEN/DINING ROOM

15'2" x 14'1" (4.62m x 4.29m)

CONSERVATORY

10'3" x 7'11" (3.12m x 2.41m)

CLOAKROOM

6'4" x 4'9" (1.93m x 1.45m)

LANDING

BEDROOM ONE

10'4" x 9'9" (3.15m x 2.97m)

DRESSING AREA

3'3" x 2'7" (0.99m x 0.79m)

EN SUITE

7'5" x 4'8" (2.26m x 1.42m)

BEDROOM TWO

10'3" x 8'9" (3.12m x 2.67m)

BEDROOM THREE

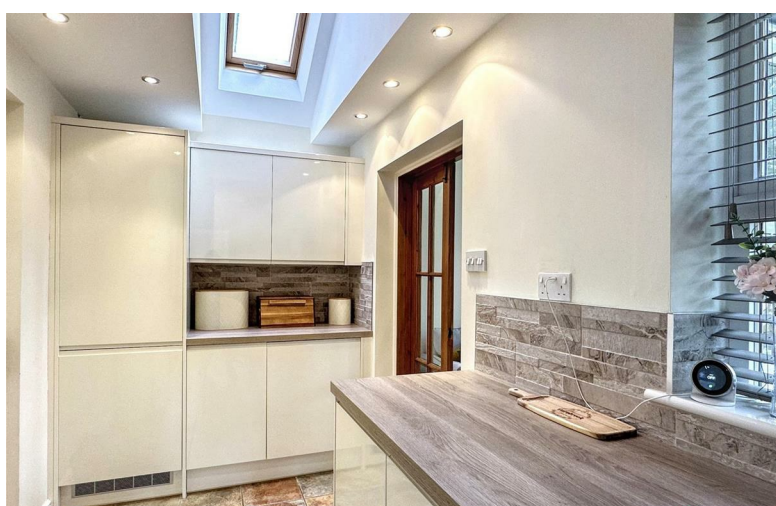
7'8" x 9'2" (2.34m x 2.79m)

BATHROOM

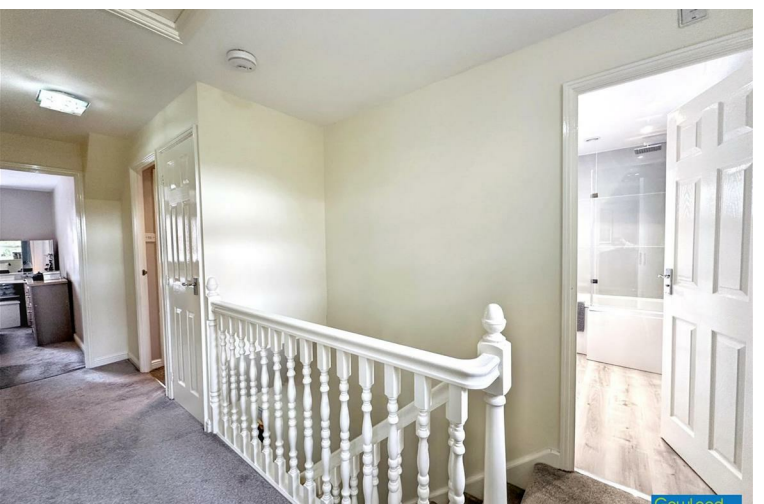
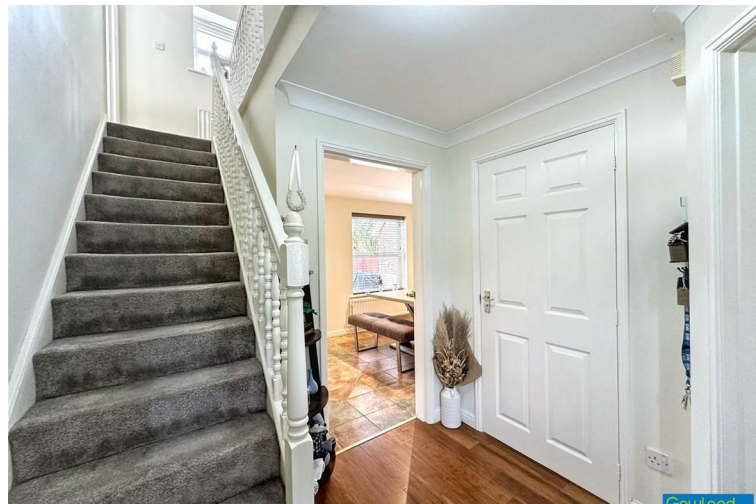
8'7" x 5'5" (2.62m x 1.65m)

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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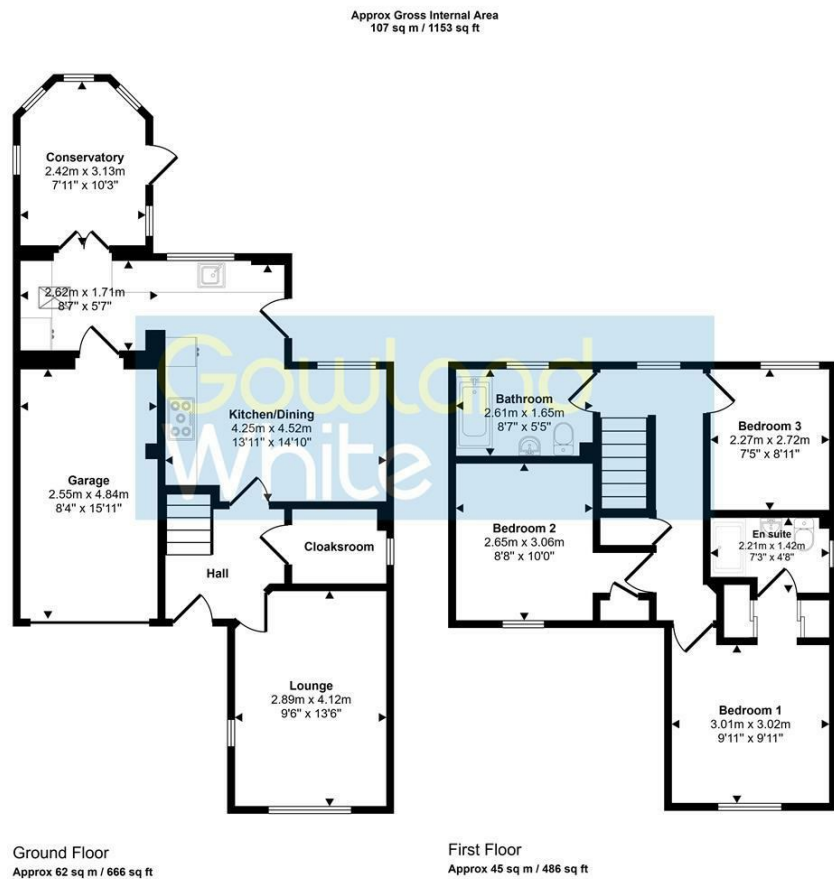


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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