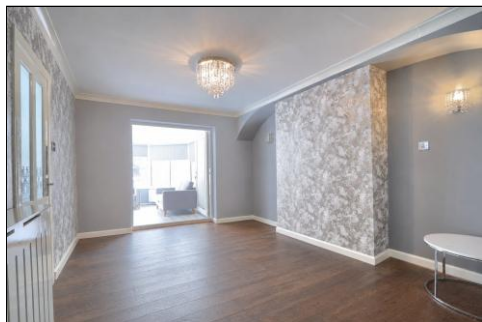


COTHERSTONE ROAD, STOCKTON-ON-TEES, TS18 3LR



- ▲ Three-bedroom semi-detached home with 'No onward chain'
- ▲ Contemporary kitchen with granite worktops and integrated appliances
- ▲ Spacious living room opening into a bright garden room
- ▲ Modern family bathroom

- ▲ Private enclosed rear garden with patio, decking and summerhouse
- ▲ Side driveway providing off-road parking
- ▲ Ideal first family home in a popular residential location

£125,000

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Imagine summer afternoons spent in the sun-filled garden room with the doors thrown open to the patio, children playing safely in the enclosed garden while friends gather around the dining table before moving outside for evening drinks. With spacious interiors and a private rear garden designed for making memories, this is a home that offers far more than first meets the eye.

Step inside and you'll find a welcoming entrance hall leading to a living room that flows seamlessly into a bright garden room, creating a versatile space perfect for entertaining, family life or simply unwinding after a busy day. The contemporary kitchen is finished with granite worktops, integrated appliances and space for a range cooker, making it as practical as it is stylish. A modern bathroom with quality fittings completes the ground floor.

Upstairs are three well-proportioned bedrooms, offering flexibility for growing families, guests or those working from home.

Outside, the property continues to impress with a generous private rear garden featuring lawn, patio and decking areas alongside a summerhouse, creating an ideal setting for BBQs, children's play or relaxing in the sunshine. Off-road parking via the side driveway adds everyday convenience.

Whether you're taking your first step onto the property ladder, upsizing into a family home or searching for a home that's ready to enjoy from day one, this property combines modern presentation, practical living and excellent outdoor space in one attractive package.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door to entrance hall with double glazed window to the front aspect, single radiator, laminate flooring, cupboard under stairs and large cloak cupboard with window to the side aspect.

LIVING ROOM - 3.4m x 4.4m (max) (11'2" x 14'5" (max))
With single radiator and French doors to garden room.

GARDEN ROOM - 3.76m (12'4") (max) x 3.23m (10'7") including dwarf wall

With double glazed windows and French doors to the rear garden, laminate flooring, two twin radiators and wall mounted plasma style electric fire.

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KITCHEN - 3.53m x 1.73m (11'7" x 5'8")

With double glazed window to the side aspect. Modern white fitted kitchen with complementary granite worktops incorporating a one and a half bowl sink unit with routed drainer and mixer tap, space for range cooker with stainless steel splashback and overhead hood, integrated fridge freezer, integrated dishwasher, integrated washing machine and tiled floor.

BATHROOM - With double glazed window to the front aspect, P' shaped bath with shower over and waterfall style mixer tap, chrome heated towel rail, low level WC, vanity unit, tiled walls and floor and extractor fan.

FIRST FLOOR

LANDING - With double glazed window to the side aspect, single radiator and loft access.

BEDROOM ONE - 4.45m x 2.74m (max) (14'7" x 9' (max))

With double glazed window to the front aspect, single radiator and large built-in cupboard over stairs.

BEDROOM TWO - 3.1m x 2.8m (max) (10'2" x 9'2" (max))

With double glazed window to the front aspect, single radiator, laminate flooring and airing cupboard housing the combi boiler.

BEDROOM THREE - 2.44m x 2.06m (8' x 6'9")

With double glazed window to the rear aspect and single radiator.

EXTERNALLY

GARDENS & PARKING - Externally there is a front garden with side drive for off road parking and to the rear there is a good size, private and enclosed garden with lawn, patio, decking areas and summerhouse.

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: - LJ/LS/STO260085/27072026

Council Tax Band: A **Tenure:** Freehold

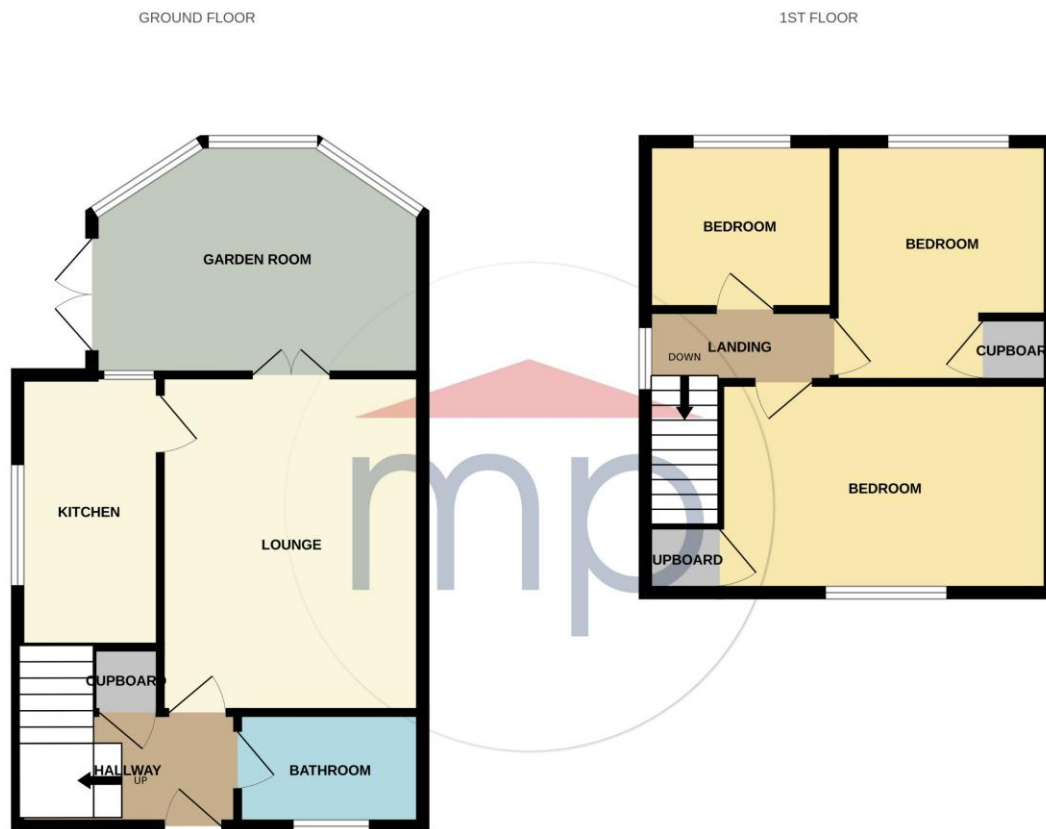
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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