



This spacious and well-presented family home has recently come to the market and offers generous accommodation throughout, making it an ideal choice for growing families. Having been thoughtfully extended, the property provides versatile living space designed to suit modern family life.

The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious open-plan lounge and dining area, perfect for both everyday living and entertaining. The modern fitted kitchen is well equipped with ample storage and workspace. To the front of the property is a versatile snug/reception room which could be utilised as a home office, playroom, fifth bedroom, or additional sitting room. This room benefits from its own en-suite shower room, offering excellent flexibility for multi-generational living or guest accommodation.

To the first floor, there are four well-proportioned bedrooms and a spacious family bathroom fitted with modern fixtures and fittings. Bedroom Two further benefits from access, via a loft ladder, to a useful loft room which offers additional storage space or potential for a variety of uses, subject to any necessary consents.

The property enjoys a convenient location close to a range of local amenities, including shops, schools, and transport links, making it ideal for families and commuters alike.

Externally, the property features a paved driveway to the front, providing ample off-road parking for several vehicles. To the rear is an enclosed garden with a paved seating area, ideal for outdoor dining and relaxation, together with a lawned section offering space for children to play and family enjoyment.

Muker Grove, Stockton-On-Tees, TS19 7RL

4 Bedroom - House - Semi-Detached

£270,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



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ENTRANCE HALLWAY

Front entrance door, flooring, radiator, stairs to upper level.

OPEN PLAN LOUNGE/DINER

Double glazed window to front aspect, carpet, fire and surround, radiator.

DINER

Double glazed doors to rear aspect, radiator, flooring.

SNUG

Double glazed bay window to front aspect, radiator, flooring, access to WC.

SHOWER ROOM

Walk-in shower, vanity wash hand basin, WC, tiled flooring, heated towel rail, double glazed window to side aspect.

KITCHEN

Double glazed window to rear aspect, door to rear aspect, flooring, full length wall radiator, spot lights.

LANDING

Carpet flooring.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, fitted wardrobes.

BEDROOM TWO

Double glazed window to rear aspect, loft access.

BEDROOM THREE

Double glazed windows to front and rear aspects, radiator, carpet.

BEDROOM FOUR

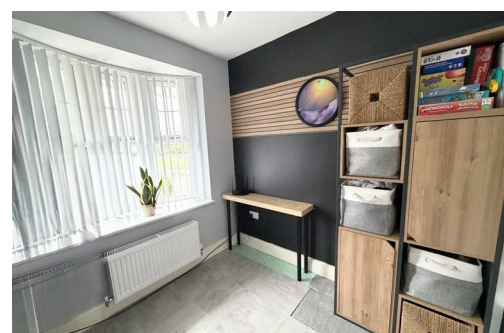
Double glazed window to front aspect, radiator, carpet.

BATHROOM

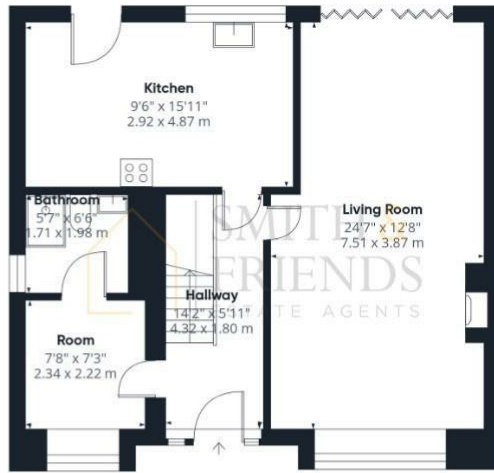
Two double glazed windows to side aspect, flooring, wash hand basin, WC, heated towel rail, partly tiled, loft access.

LOFT ROOM

Two radiators, two skylight windows, storage.







Ground Floor



Floor 1

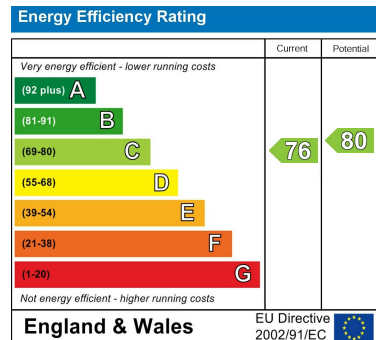


Approximate total area⁽¹⁾
1191 ft²
110.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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