

DURHAM ROAD, STOCKTON-ON-TEES, TS19 0QA



- ▲ Enchanting Victorian semi-detached property
- ▲ Meticulously enhanced and sumptuously styled
- ▲ A magnificent and classy home
- ▲ Fine-tuned layout catering to growing family needs
- ▲ Three generous bedrooms and walk-in dressing room
- ▲ Impressive bathroom and a separate toilet
- ▲ Kitchen with range cooker, granite tops and adjoining utility

- ▲ Stylish living spaces perfect for entertaining and relaxing
- ▲ Large garden with charming seating areas
- ▲ Gated off road parking with turning space
- ▲ Large tandem, drive-through garage
- ▲ Offers a luxurious lifestyle while retaining original features

£350,000

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This enchanting Victorian semi has been enhanced and sumptuously styled, resulting in a magnificent, classy home perfect for a growing family. The fine-tuned layout boasts luxurious touches and the large private garden, generous parking and tandem garage makes it ideal for those seeking a stylish and spacious family home.

GROUND FLOOR

RECEPTION VESTIBULE

Timber entrance door with detailed top light to reception vestibule with inner original stained glass vestibule door with side lights and top light to entrance hall.

ENTRANCE HALL

With engineered flooring, two twin radiators, dado rail and original finials, original newel post, spindles and banister to the first floor with under stairs cupboard.

LIVING ROOM - 4.06m (13'4") into alcove x 4.57m (15') into bay

With large double glazed window to the front aspect, double glazed window to the side aspect, deep skirting board, two radiators, beautiful period fire surround with cast iron grate and living flame gas fire, picture rail and corning to ceiling.

DINING ROOM - 3.8m (12'6") x 3.58m (11'9") into alcove

With engineered flooring, double glazed picture length window to the rear aspect, radiator, cabinets to alcove, picture rail, corning, deep skirting boards and beautiful brushed steel art deco style fireplace with steel grate and pictorial inserts.

KITCHEN - 5.23m (max) x 2.3m (17'2" (max) x 7'7")

With two double glazed windows to the side aspect, double glazed window to the rear aspect and engineered flooring. Shaker style fitted kitchen in ivory with complementary granite worktops incorporating a sink and drainer unit with mixer tap, space for range cooker with overhead hood, integrated dishwasher and integrated fridge freezer. Door to double glazed porch with access to the rear garden.

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17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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UTILITY - 1.7m x 1.3m (5'7" x 4'3")

With double glazed window to the rear aspect, fitted units, complementary worktops, mosaic style tiled splashbacks, plumbing for washing machine and space for dryer.

FIRST FLOOR

LANDING

Continuation of the banister and spindles, picture rail, loft access and a split staircase to the front and rear aspects.

BEDROOM ONE - 3.2m (10'6") x 3.58m (11'9") into alcove

With double glazed window to the rear aspect, radiator and walk-in wardrobe.

BEDROOM TWO - 3.12m x 2.51m (10'3" x 8'3")

With double glazed window to the front aspect and radiator.

BEDROOM THREE - 3.35m x 2.13m (11' x 7')

With double glazed window to the front aspect and radiator.

BATHROOM - 2.6m x 2.46m (8'6" x 8'1")

With double glazed window to the rear aspect, freestanding slipper bath with claw feet, double shower enclosure, Victorian style pedestal wash hand basin, WC with high level cistern, heated towel rail, tiling to lower walls, coving to ceiling and spotlights.

SEPARATE WC

With double glazed window to the rear aspect, built-in cupboards, pedestal wash hand basin, low level WC and tiling to lower walls.

EXTERNALLY

GARDENS, PARKING & GARAGE

Externally there is a gated front garden with generous off road parking and large tandem garage with dual aspect doors. To the rear there is a large private mature garden with seating areas, lawn and established borders.

AGENTS REF: - LJ/LS/STO210754/09122025

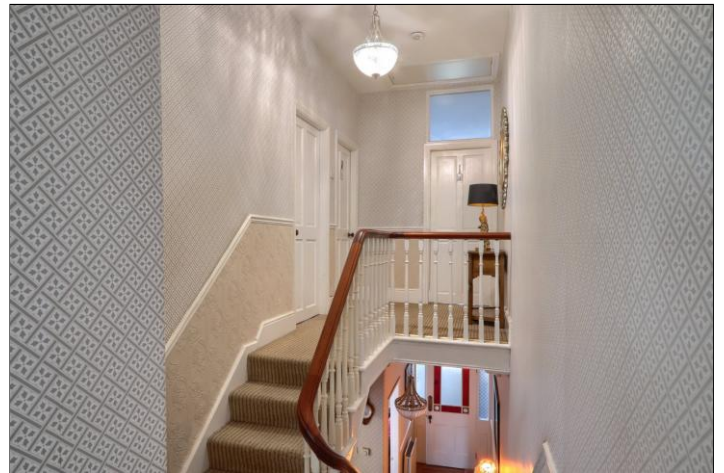
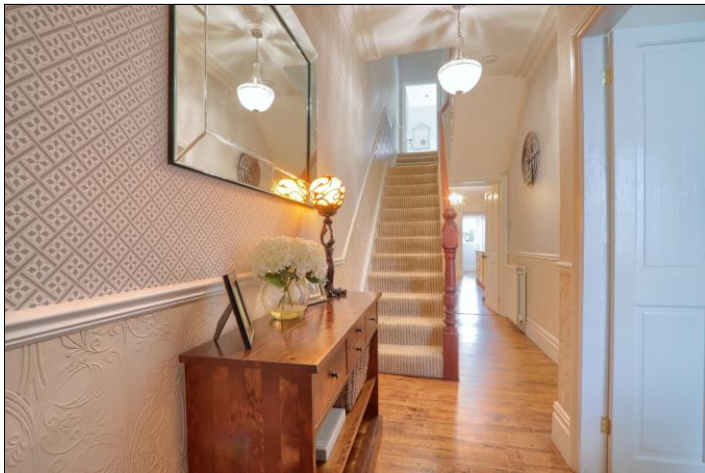
Council Tax Band: D **Tenure:** Freehold

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Tel: **01642 355000**



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