GowlandWhite

Innovation Avenue, Stockton-On-Tees, TS18 3UZ

SALE AGREED WITHIN 7 DAYS

This immaculately presented four bedroom family home with garage occupies a desirable corner plot on the edge of the Queensgate development in Stockton-on-Tees, enjoying a good degree of privacy from neighbouring properties.

The accommodation begins with a entrance hall leading into a stylish lounge featuring a contemporary media wall and attractive three sided electric fire, creating a striking focal point to the room. To the rear of the property is a superb contemporary kitchen/breakfast room fitted with a range of grey shaker style units, complemented by a peninsula island and integrated appliances including a gas hob, extractor fan, fridge freezer, and dishwasher. French doors open directly onto the rear garden, providing an ideal space for modern family living and entertaining.

The kitchen is further served by a practical utility room with matching units, an additional sink, and space for laundry appliances. A separate dining room also benefits from double doors leading out to the rear garden, while a convenient ground floor WC completes the downstairs accommodation.

To the first floor are four well proportioned bedrooms, with both bedrooms one and two benefitting from fitted wardrobes and stylish en-suite shower rooms. The remaining two bedrooms are served by a modern family bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, the property enjoys a lawned front garden, ample off-road parking, and access to the integral garage. To the rear is a generous enclosed garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and family use.

The property offers excellent access to the A66 and surrounding transport links, making commuting convenient and straightforward. A range of local amenities are within easy reach, including Lidl, Hartburn Primary School, Ian Ramsey Church of England Academy, and the attractive Ropner Park.

£290,000

4 3 2 C

HALLWAY

LOUNGE
15'11" x 11'5" (4.85m x 3.48m)

KITCHEN
18'1" x 10'11" (5.51m x 3.33m)

DINING ROOM
11'9" x 8'2" (3.58m x 2.49m)

UTILITY ROOM
6'3" x 5'4" (1.91m x 1.63m)

GROUND FLOOR WC
4'9" x 3'2" (1.45m x 0.97m)

LANDING

BEDROOM ONE
15'4" x 11'6" (4.67m x 3.51m)

ENSUITE
6'4" x 5'5" (1.93m x 1.65m)

BEDROOM TWO
16'1" x 8'2" (4.90m x 2.49m)

ENSUITE
8'2" x 6'6" (2.49m x 1.98m)

BEDROOM THREE
9'4" x 7'8" (2.84m x 2.34m)

BEDROOM FOUR
8'6" x 7'8" (2.59m x 2.34m)

BATHROOM
7' x 5'6" (2.13m x 1.68m)

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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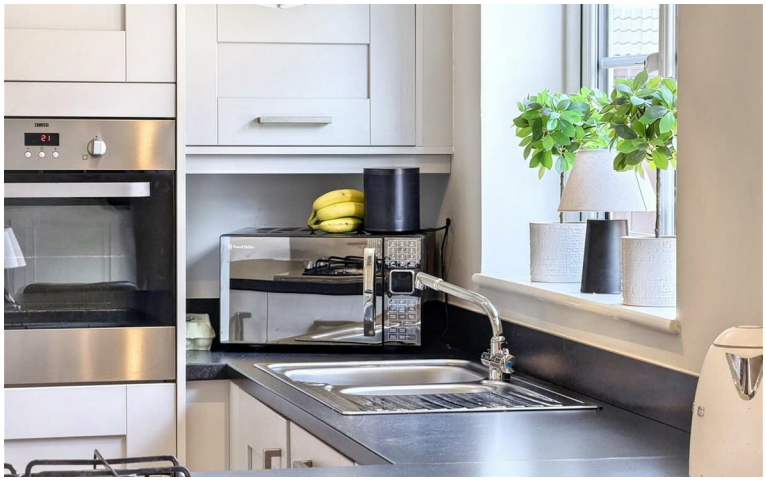

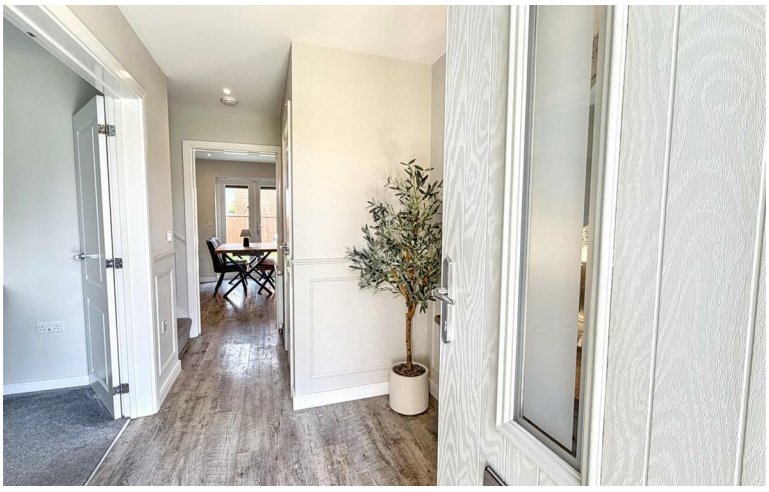

Tel: 01642 615657

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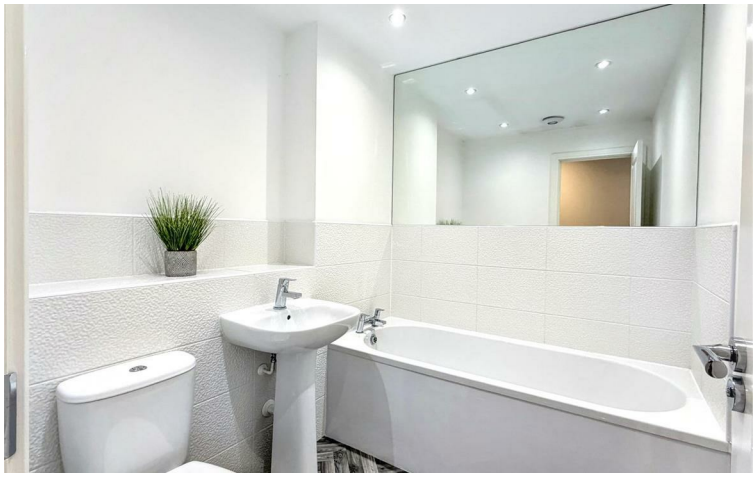

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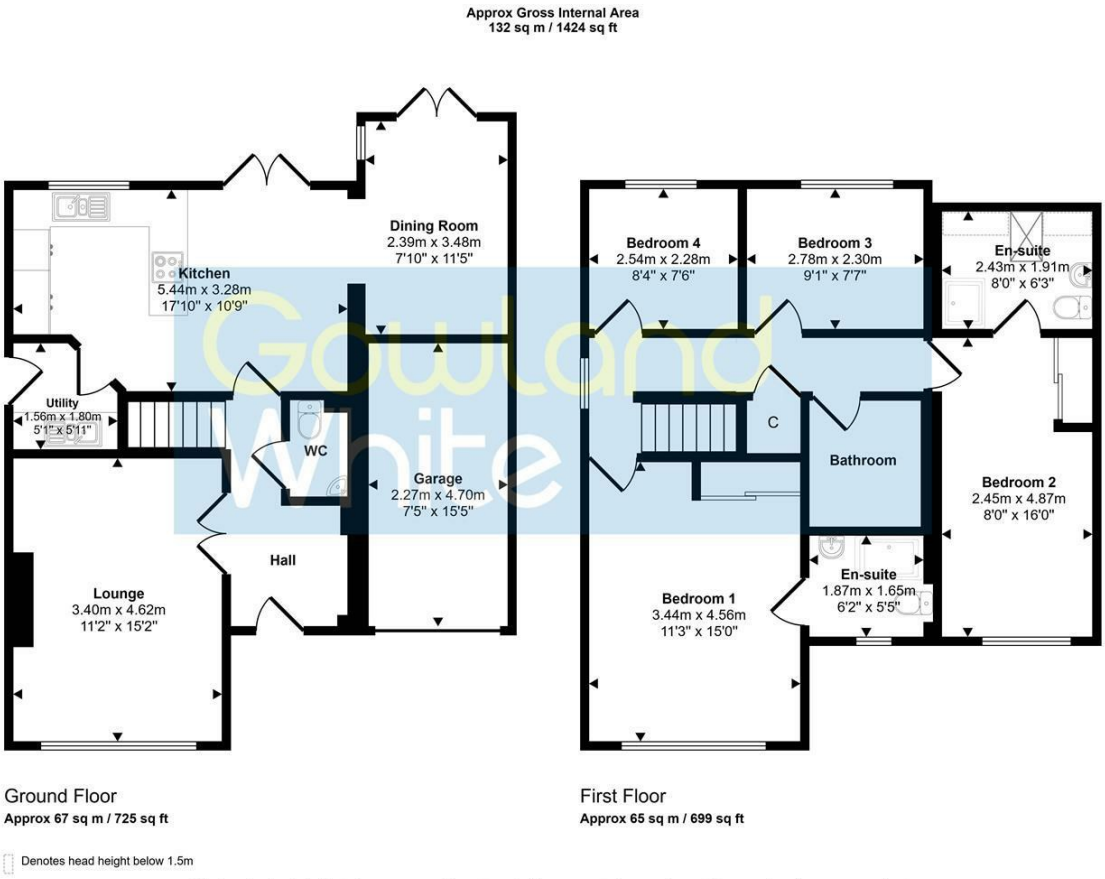

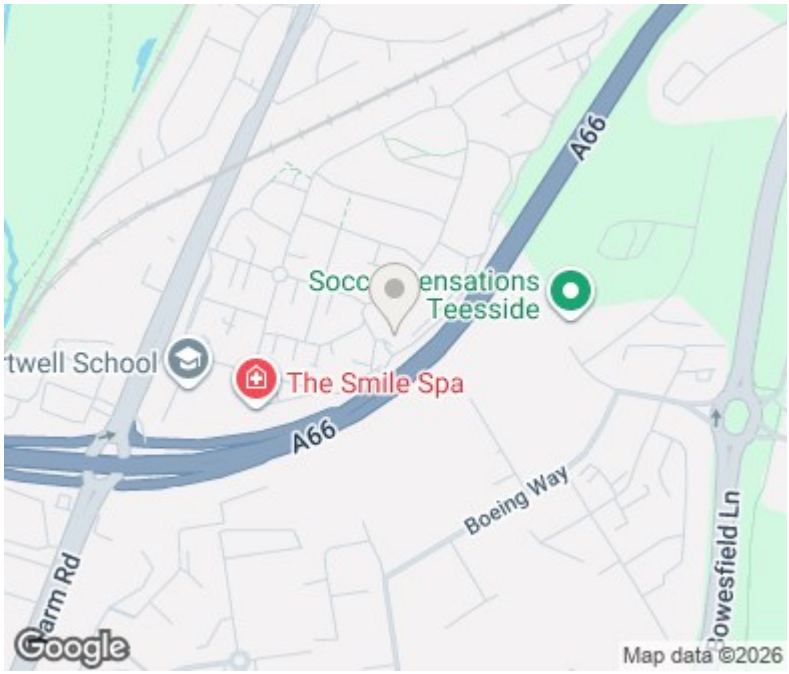

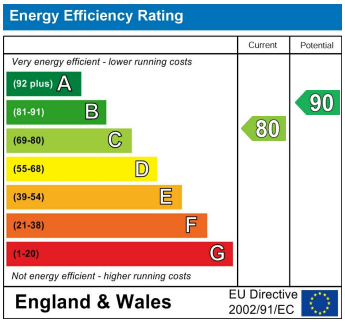

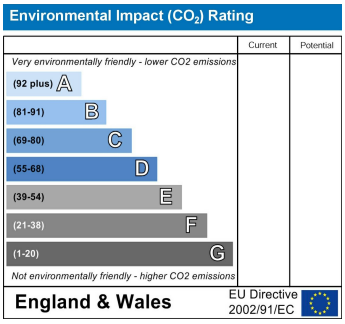

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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