GowlandWhite

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 conservatory, 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 a 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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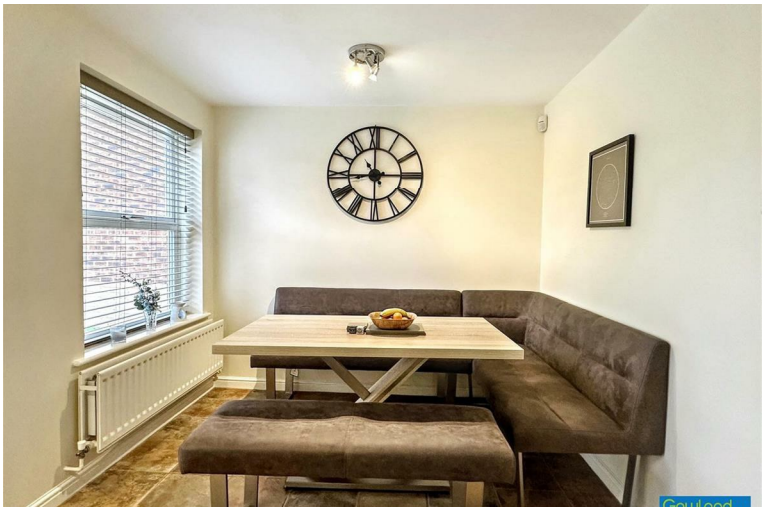

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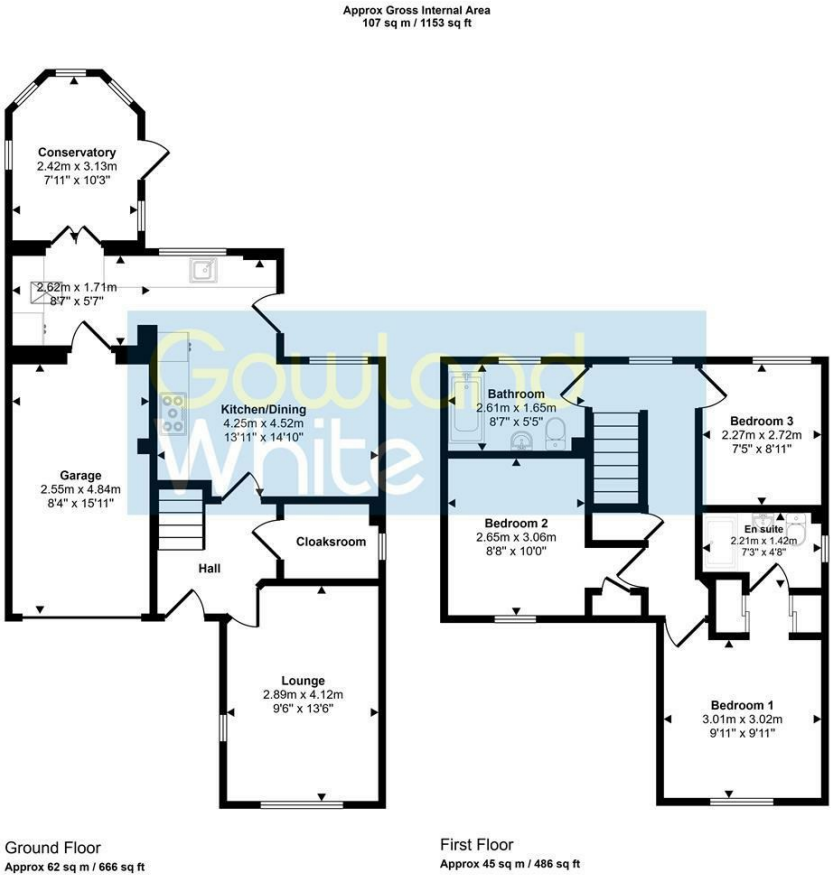

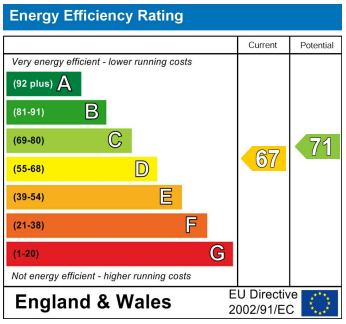

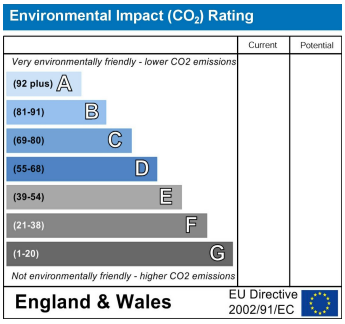

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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