



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

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 an 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.

Situated on the popular Queensgate development, 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.

£300,000



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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

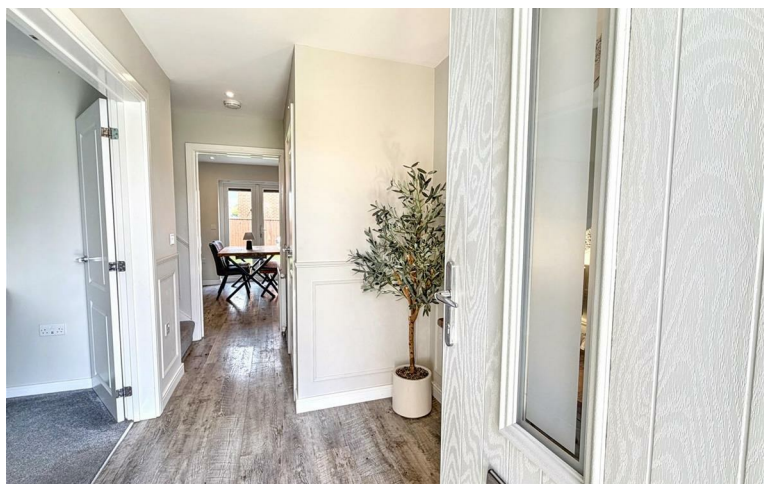
7' x 5'6" (2.13m x 1.68m)

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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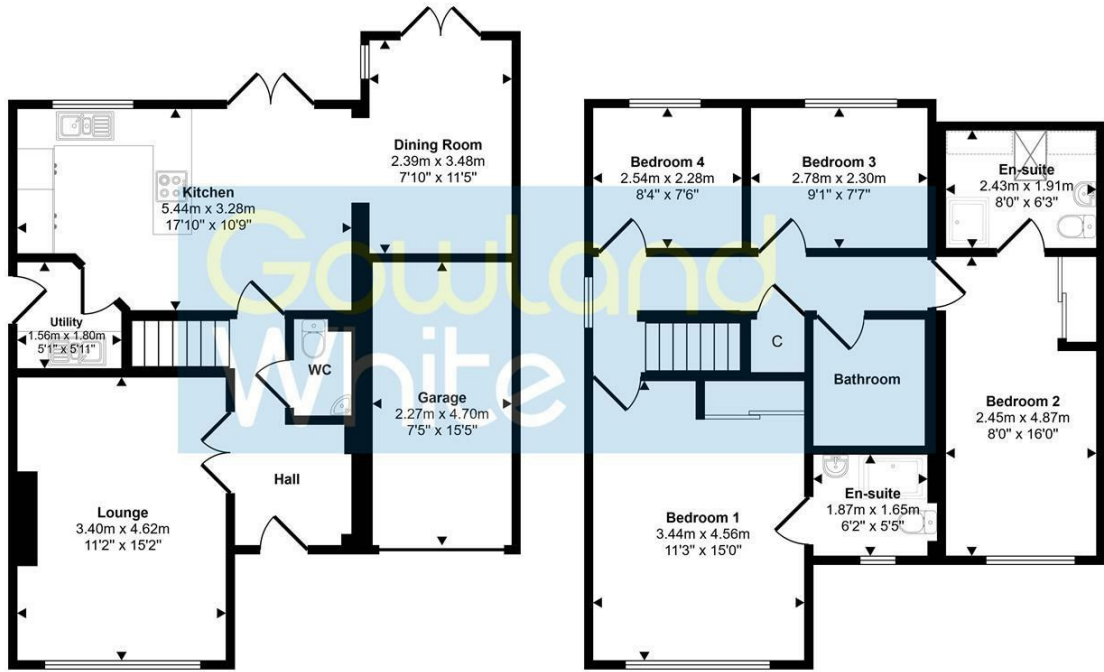






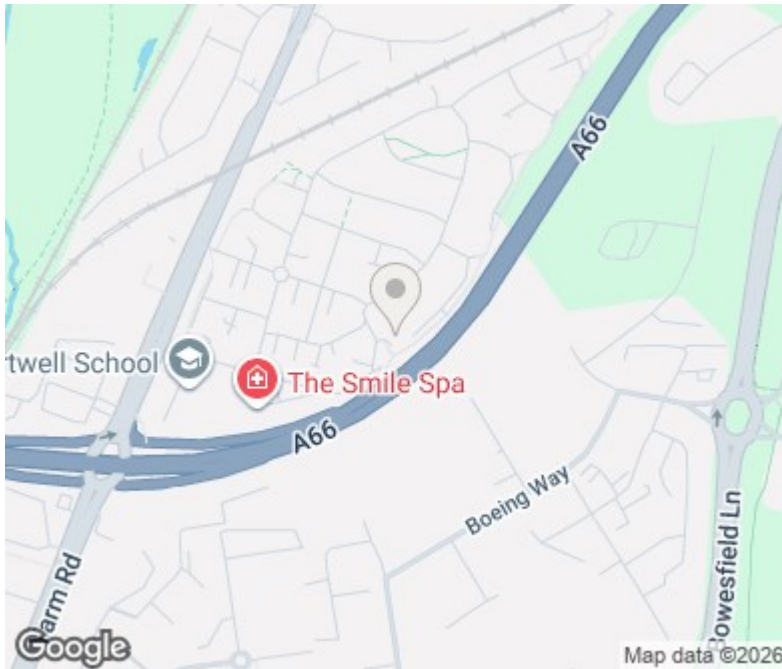
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Approx Gross Internal Area
132 sq m / 1424 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING

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

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