

6 Blackthorn Grove, Stockton-On-Tees

£200,000

Michael Poole
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6 Blackthorn Grove

Stockton-On-Tees

It's all about the kitchen! This stylish three-bedroom semi boasts an impressive open-plan kitchen/diner, bay-fronted lounge, contemporary bathroom, generous garden, driveway and garage.

- Three-Bedroom Semi-Detached Family Home
- No Onward Chain - finance available subject to status
- Impressive 18'5" Open-Plan Kitchen/Diner
- Contemporary Kitchen with Central Island
- Separate Bay-Fronted Lounge
- Approximately 1,001 Sq Ft of Accommodation
- Stylish Family Bathroom with Bath & Separate Shower
- Generous Rear Garden with Substantial
- Outbuilding Private Driveway & Garage
- Popular Fairfield Location Close to Local Amenities

6 Blackthorn Grove, Stockton-On-Tees

It's all about the kitchen! If you love open-plan living, entertaining friends or simply having somewhere the whole family can come together, this impressive three-bedroom semi-detached home in Fairfield has plenty to get excited about.

Offering approximately **1,001 sq ft of accommodation**, the property combines the traditional appeal of a bay-fronted home with a stylish, contemporary interior and an impressive open-plan space at its heart.

The real showstopper is the **18'5" kitchen/diner**, a bright, sociable space featuring modern cabinetry, sleek worktops, a central island and plenty of room for dining and relaxing. Whether it's busy family breakfasts, weekend gatherings or cooking while catching up with friends, this is a room designed around everyday life.

To the front, the separate **bay-fronted lounge** offers a comfortable retreat, ideal for quieter evenings away from the bustle of the kitchen.

Upstairs, three bedrooms provide flexible accommodation for families, couples or those working from home. The contemporary family bathroom features stylish marble-effect tiling, a bath and separate shower enclosure.

Outside, the **generous rear garden** offers plenty of possibilities for outdoor living, with space for children to play, summer entertaining or simply enjoying a little peace and quiet. A substantial garden outbuilding provides additional potential for storage, hobbies or leisure use. A **driveway and garage** add valuable off-street parking and practicality.

Situated within the popular Fairfield area, the property is conveniently positioned for local schools, shops, amenities and transport connections.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











Lounge
13' 0" x 11' 0" (3.96m x 3.35m)

Kitchen/Diner
18' 5" x 17' 4" (5.61m x 5.28m)

Bedroom One
14' 8" x 11' 1" (4.47m x 3.38m)

Bedroom Two
11' 7" x 11' 1" (3.53m x 3.38m)

Bedroom Three
7' 0" x 6' 7" (2.13m x 2.01m)

Bathroom
7' 9" x 6' 7" (2.36m x 2.01m)

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Services
We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.



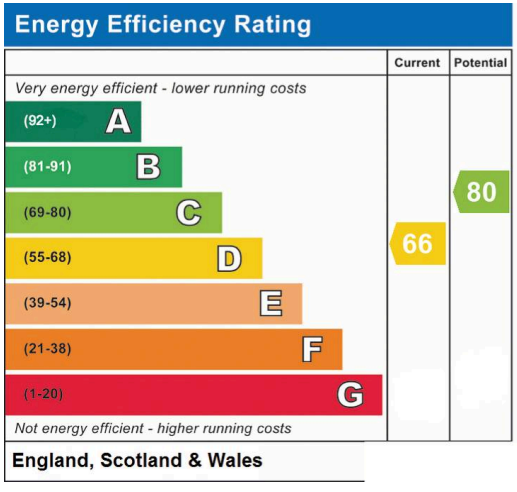


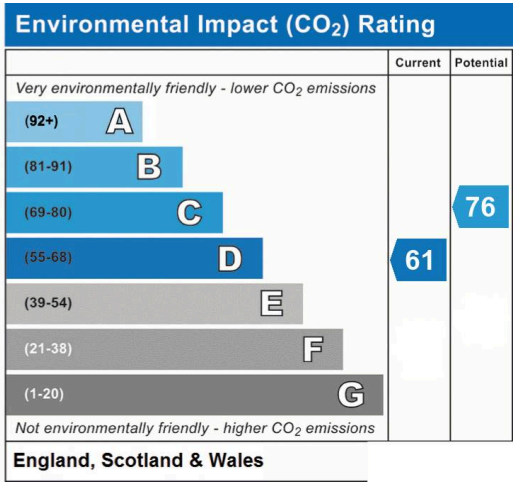






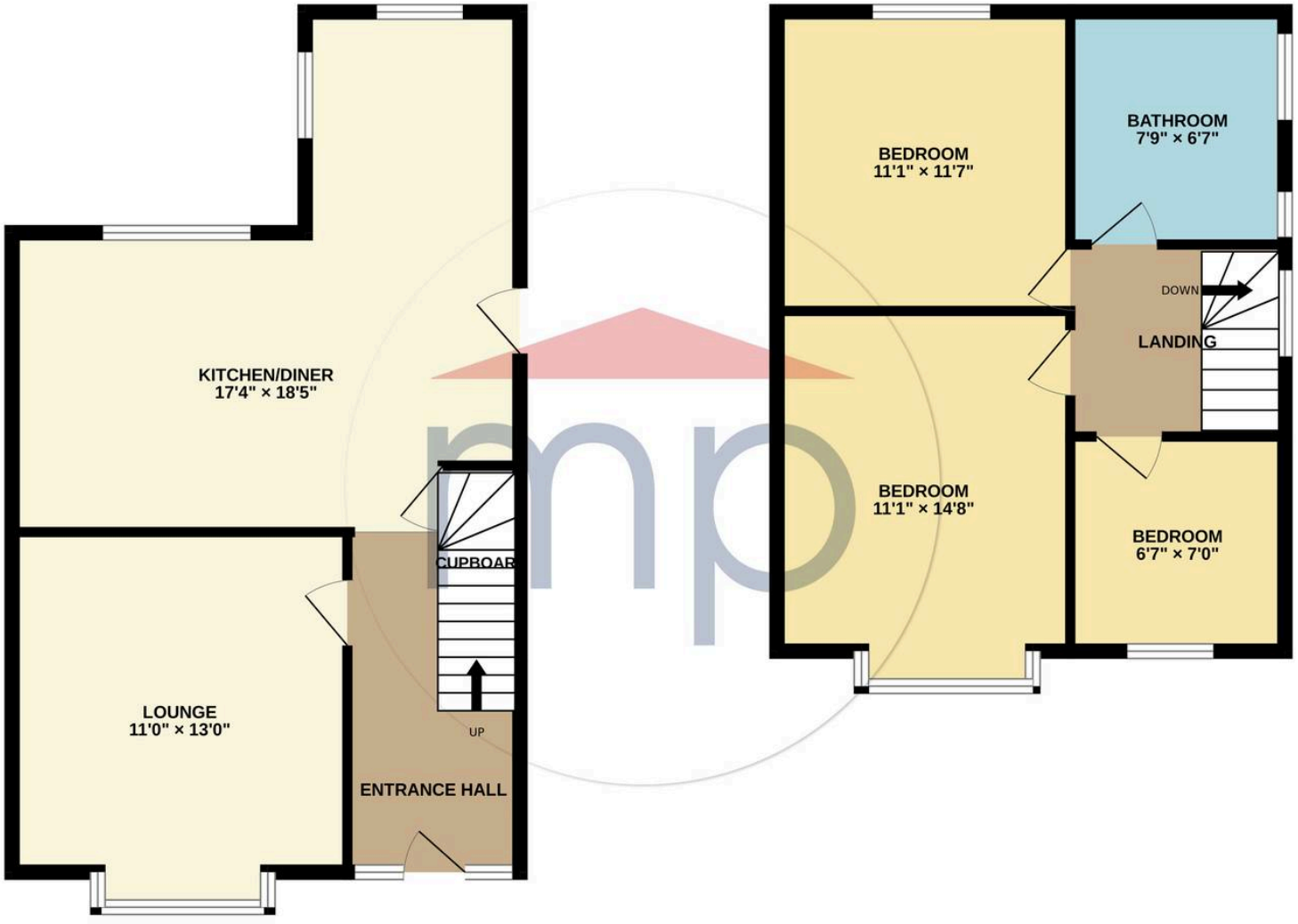



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
80
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) 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
61
76
England, Scotland & Wales

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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