

**THE LARCHES, FOXWOOD DRIVE, ELM TREE, STOCKTON-ON-TEES, TS19**



- ▲ Two Bedroom Ground Floor Apartment
- ▲ 70% Shared Equity Scheme
- ▲ Good Storage
- ▲ Double Glazing & Gas Central Heating
- ▲ Parking & Communal Gardens
- ▲ No Onward Chain

**£65,000 - 70% Shared Equity Scheme**

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Sold in conjunction with thirteen group housing at 70% of market value and available for buyers 55 years old or over, this good-sized two bedroom ground floor apartment has UPVC double glazing, remote controlled entrance system and would be ideal for anyone looking for lateral living.

The accommodation flows in brief, entrance hall, lounge, kitchen, two bedrooms and shower room.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

Tenure - Leasehold

Council Tax Band A



**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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### **GROUND FLOOR**

**ENTRANCE HALL** - Entrance door to entrance hall with double glazed window to the front aspect, single radiator, store cupboard and airing cupboard housing combi boiler.

**LOUNGE/DINER** - 4.2m x 3.12m (13'9" x 10'3")  
With double glazed window to the side aspect, double glazed door and window to the rear aspect and twin radiator.

**KITCHEN BREAKFAST ROOM** - 1.88m x 3.84m (6'2" x 12'7")

With double glazed window to the front aspect, laminate flooring, wall, drawer, and floor units with complementary granite effect worktops incorporating a stainless steel sink and drainer unit with mixer tap, breakfast bar, plumbing for washing machine, space for dryer, space for fridge freezer and space for oven.

**BEDROOM ONE** - 2.97m (9'9") x 3.2m (10'6") to rear of wardrobes

With double glazed window to the rear aspect, single radiator and fitted wardrobe.

**BEDROOM TWO** - 1.85m x 3.2m (6'1" x 10'6")

With double glazed window to the rear aspect and single radiator.

**SHOWER ROOM** - With double glazed window to the front aspect, single radiator, double shower enclosure, pedestal wash hand basin, low level WC and single radiator.

### **EXTERNALLY**

**GARDENS & PARKING** - Externally there are communal gardens and parking.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

**AGENTS REF:** - LJ/LS/MID240237/25042024

**TO VIEW:** Contact our Stockton office on  
Tel: 01642 355000

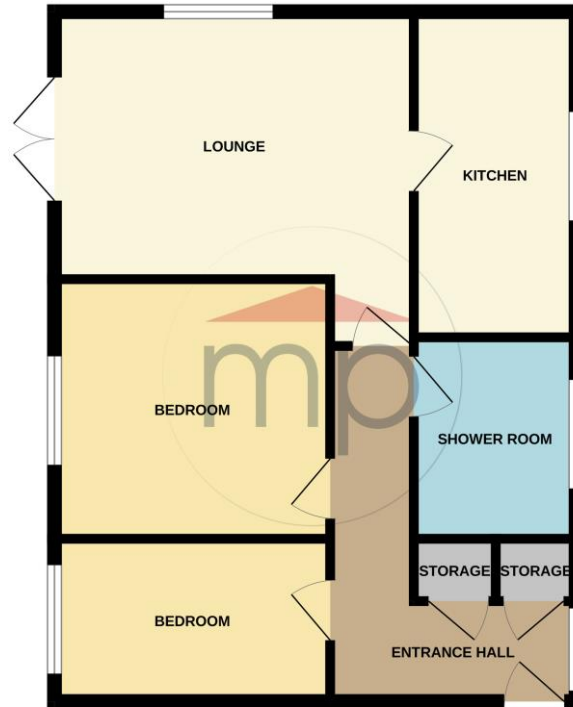


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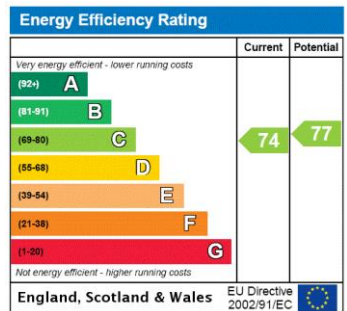
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Mirograph 12/2014

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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