

CHURCH VIEW, BISHOPTON, STOCKTON-ON-TEES, TS21 1HB



- ▲ An Enchantingly Lovely Bishopton Village End Terraced Cottage
- ▲ Not Only Is This a Great Location, But the High Street Is a Particularly Pretty Spot
- ▲ Elegantly Presented & Sumptuously Styled
- ▲ Open Plan Downstairs Layout with 18ft Breakfast Kitchen
- ▲ Three Double Bedrooms & Fabulous Bathroom
- ▲ Rear Garden & Detached Garage
- ▲ Centre Log Burning Stove & Gas Central Heating
- ▲ UPVC Double Glazing & Composite Front Door

£260,000

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This wholly gorgeous end terraced cottage offers Village living at its finest. Set just off Bishopton Village High Street and features three double bedrooms, stunning brick-built fireplace with log burner, generous breakfast kitchen and a detached garage.

The accommodation comprises entrance area, open plan lounge/diner and 18ft kitchen breakfast room with a range of solid Oak units and Aga. On the first floor there are three double bedrooms and stunning four-piece bathroom suite. The property also features a rear garden with patio and lawned area.

Other notable features include gas central heating with combi boiler and UPVC double glazed windows.

We recommend getting an early viewing because stylish, pretty, and organised homes such as this tend not to hang around for long.

GROUND FLOOR

ENTRANCE - Composite entrance door with glass inlay, coconut floor mat and staircase to the first floor.



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OPEN PLAN LOUNGE/DINER - 6.76m (22'2") x 4.55m (14'11") in the Lounge Area

Central brick-built inglenook fireplace with oak beam above, tiled hearth and log burning stove, exposed solid wood flooring, two radiators, and LED downlights.

DINING AREA - 3.2m x 3.05m (max) (10'6" x 10' (max))

(max)

With UPVC French doors opening to the rear garden.

BREAKFAST KITCHEN - 5.74m (18'10") (max) x 3.76m (12'4") (max)

Fitted with a range of solid oak floor units with solid oak work surface, Belfast sink with mixer tap over, plumbing for washing machine and dishwasher, Electric AGA with one hot plate and induction hob, solid wood flooring, LED downlights, and UPVC barn style door to the rear garden.



FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 4.55m x 3.2m (max) (14'11" x 10'6" (max))

(max)

With radiator and built-in wardrobes.

BEDROOM TWO - 3.m1 (10'2") (max) x 3.3m (10'10") (max)

With radiator.

BEDROOM THREE - 3.45m (11'4") x 3.35m (11') over stairs

With radiator.

BATHROOM - Fitted with a fabulous four-piece suite comprising freestanding roll top bath with claw feet, mixer tap and shower attachment, double walk-in shower with glass shower screen, tiled splashback and drench showerhead over, WC with raised cistern, art deco style towel radiator, LED downlights, electric extractor fan and solid wood flooring.

EXTERNALLY

GARDENS & GARAGE - A shared access driveway to the side of the property leads to a detached garage with up and over door and a rear block paved courtyard directly to the rear of the property with outside tap. There is a raised garden area with flagstone patio area, lawn, and mature bush borders.

AGENTS REF: - MH/LS/STO220703/20102023

Council Tax Band: D **Tenure:** Leasehold



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GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TO VIEW: Contact our Stockton Office on Tel: **01 642 355000**
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