

# THE COURTYARD, PRESTON LANE, STOCKTON ON TEES, TS18 3QW



## FOR SALE BY AUCTION

**\*\*\* Taking Bids Now \*\*\***



- ▲ A Deceptively Spacious Three Double Bedroom Home Offering Over 1,600 Sq. Ft of Accommodation Laid Out Over Three Floors
- ▲ Set Within a Small, Exclusive Courtyard Style Development Bordering Adjoining Farmland with Stunning Panoramic Views
- ▲ Constructed in 2011 & Accessed Via Preston Lane Which Runs Parallel with The Ever Popular Preston Park
- ▲ Gas Central Heating System with Underfloor Heating to The Ground Floor, Double Glazing & Security Alarm System
- ▲ Block Paved Parking Space, Single Garage with Electric Roller Door & Attached Boiler Room & Rear Low Maintenance Garden
- ▲ Lounge, Kitchen with Range of Integrated Appliances & Cloakroom/WC On the Ground Floor
- ▲ Two Bedrooms on The First Floor Both with Walk-In Wardrobes, Master Also Having an En-Suite Together with The House Bathroom
- ▲ Versatile Study/Reception Room on The Second Floor with A Further Double Bedroom Having an Ensuite Shower Room
- ▲ Excellent Location Enjoying Semi-Rural Living, While Being Well Placed for Access to Transport Links & Shopping Facilities

**Guide Price £235,000**

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## THE COURTYARD, TS18 3QW



\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* TAKING BIDS NOW \*\*\* Option 2 \*\*\* [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Set within a small, exclusive courtyard style development bordering adjoining farmland with stunning panoramic views, a deceptively spacious three double bedroom home offering over 1,600 sq. ft of accommodation laid out over three floors.

### GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE - 6.02m x 3.28m (19'9" x 10'9")

KITCHEN - 2.8m x 2.36m (9'2" x 7'9")

### FIRST FLOOR

LANDING

MASTER BEDROOM - 5.28m x 4.55m (17'4" x 14'11")

DRESSING ROOM/WALK-IN WARDROBE - 2.6m x 1.88m (8'6" x 6'2")

EN-SUITE SHOWER ROOM - 2.57m x 1.88m (8'5" x 6'2")

BEDROOM TWO - 4.32m x 2.74m (14'2" x 9')

WALK-IN WARDROBE - 1.8m x 1.75m (5'11" x 5'9")

BATHROOM - 3.56m x 1.85m (11'8" x 6'1")

### SECOND FLOOR

RECEPTION ROOM/STUDY - 6.22m (20'5") x 3.56m (11'8") plus recess

BEDROOM THREE - 6.22m (20'5") reducing to 3.56m (11'8") x 3.9m (12'10")

EN-SUITE - 3.2m x 1.3m (10'6" x 4'3")

TO VIEW: Tel: 01642 788878  
59 High Street, Yarm, TS15 9BH

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**EXTERNALLY**

**GARDENS & GARAGE** - The property is set within a small exclusive courtyard with a block paved area providing parking space and leading to the single garage with remote controlled electric roller door, power points and lighting. The garage also allows access to the Boiler Room with rear double glazed window, wall mounted Baxi boiler and pressurised hot water cylinder. To the rear there is a low maintenance garden, ideal for outdoor entertaining, mainly paved with a variety of shrubs and enjoying panoramic views over adjoining farmland.

**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

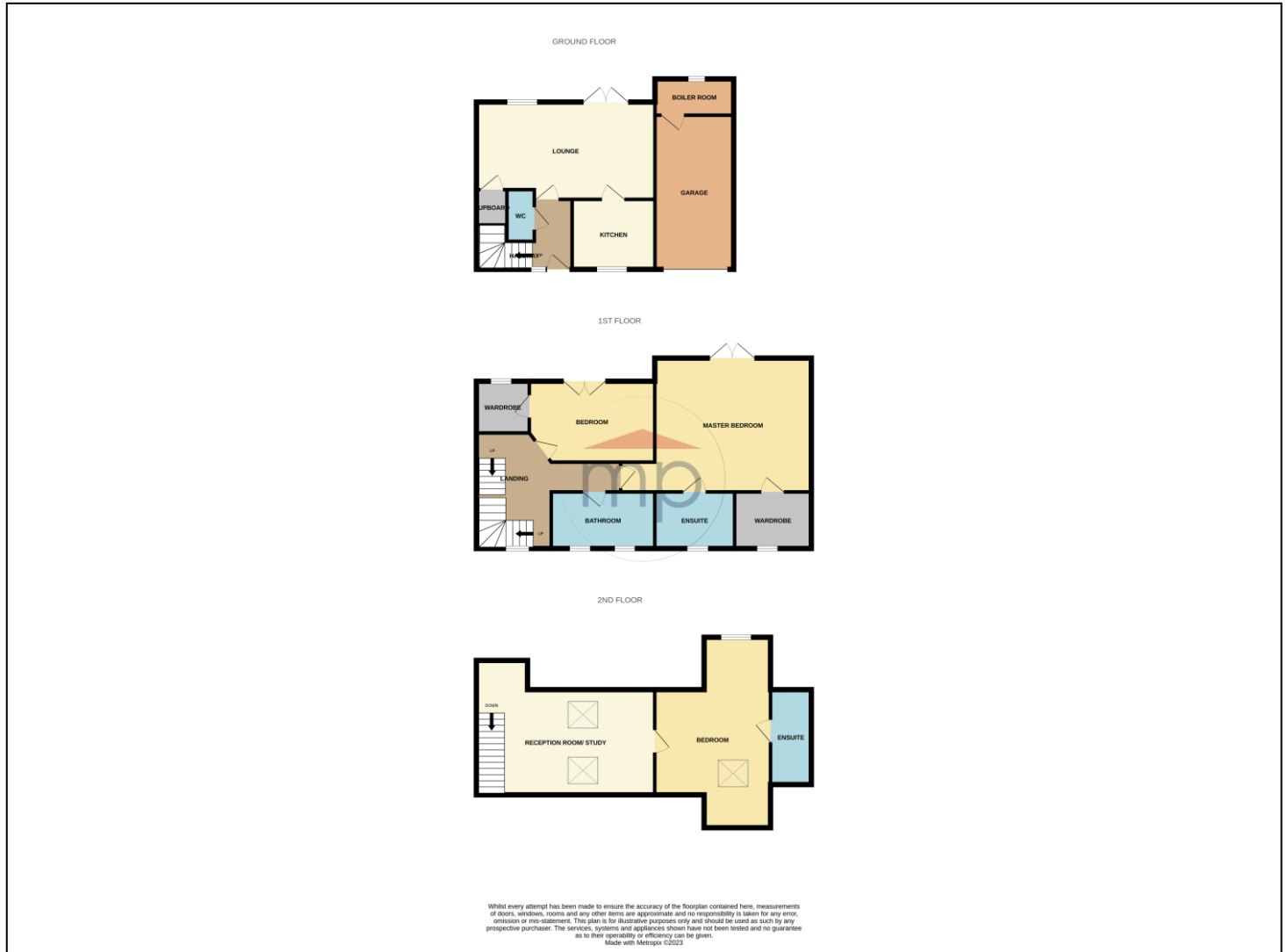
**AGENTS REF:** - DC/LS/STO230472/11072023

**Council Tax Band:** E      **Tenure:** Freehold

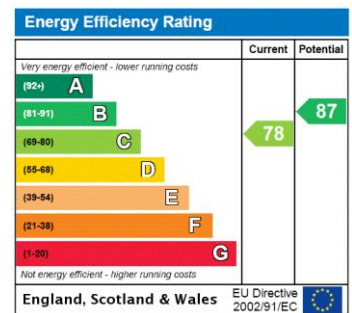
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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