

## CHAPEL GARDENS, CARLTON, STOCKTON-ON-TEES, TS21 1QB



- ▲ Cul-De-Sac Position with Double Garage & Generous Parking
- ▲ No Onward Chain
- ▲ Two Reception Rooms & Conservatory
- ▲ Four Double Bedrooms, En-Suite Bathroom & Family Bathroom Room
- ▲ Large Breakfast Kitchen & Adjoining Utility Room
- ▲ Southerly Facing Private Garden
- ▲ Close to Local Walks, Pubs, Eateries & Fishing Lakes

**£375,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





Chapel Gardens is small executive development of similar detached homes set on the eastern fringe Carlton village. The property has excellent family-sized accommodation and is enhanced by a walled garden, double garage and lots of parking, and all offered with no onward chain.

The accommodation flows in brief, porch, hallway, WC, lounge, dining room, kitchen/diner, conservatory, utility, four double bedrooms, family bathroom and en-suite bathroom. Externally there are landscaped gardens, the rear being walled and offering a good degree of privacy.

**GROUND FLOOR**

**ENTRANCE PORCH** - Double glazed composite entrance door with side light to entrance porch with single radiator and double doors to entrance hall.

**ENTRANCE HALL** - With staircase to the first floor, meter cupboard under stairs and ground floor cloakroom/WC.

**CLOAKROOM/WC** - With low level WC, pedestal wash hand basin and single radiator.

**LIVING ROOM - 6.7m x 3.56m (max) (22' x 11'8" (max))**  
With double glazed window to the front aspect, two twin radiators, fireplace with electric fire and glazed double doors with side lights to dining room.

**DINING ROOM - 3.89m x 3.05m (12'9" x 10')**  
With double glazed window to the rear aspect and single radiator.



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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)





## CHAPEL GARDENS, TS21 1QB



### **KITCHEN DINER - 4.98m x 3.12m (16'4" x 10'3")**

With double glazed window to the rear aspect, patio door to conservatory, modern high gloss kitchen with complementary solid wood worktops incorporating a one and a half bowl asterite sink and drainer unit with mixer tap, Neff hob and high level electric Neff oven and grill.

**UTILITY** - With double glazed door to the garage, modern high gloss kitchen units with solid wood worktops incorporating a stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer and twin radiator.

### **CONSERVATORY - 3.18m x 2.51m (10'5" x 8'3")**

With windows and double glazed French doors to the rear garden.

### **FIRST FLOOR**

**HALF GALLERY LANDING** - With loft access and linen cupboard.

### **BEDROOM ONE - 3.45m (11'4") x 3.53m (11'7") to front of wardrobes**

With double glazed window to the front aspect, single radiator, and mirror fitted wardrobes.

**EN-SUITE BATHROOM** - With double glazed window to the side aspect, pedestal wash hand basin, low level WC, spa bath, shower cubicle, tiled walls, wall mounted towel rail, shaver point and extractor fan.

### **BEDROOM TWO - 3.45m x 3.23m (11'4" x 10'7")**

With double glazed window to the rear aspect, single radiator, mirror fitted wardrobes and vanity unit with shaver point.

### **BEDROOM THREE - 3.43m x 2.67m (11'3" x 8'9")**

With double glazed window to the front aspect, single radiator, fitted wardrobes and cupboard over stairs.

### **BEDROOM FOUR - 3.43m x 2.34m (11'3" x 7'8")**

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

**FAMILY BATHROOM** - With double glazed window to the side aspect, side panelled bath, pedestal wash hand basin, low level WC, wall mounted towel rail, tiled walls, shaver point, shower enclosure, airing cupboard and extractor fan.

### **EXTERNALLY**

**GARDENS** - Externally there are landscaped gardens, the rear being walled and offering a good degree of privacy.

### **GENEROUS PARKING & DOUBLE GARAGE**

**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.

**Council Tax Band:** F

**Tenure:** Freehold



**TO VIEW:** Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



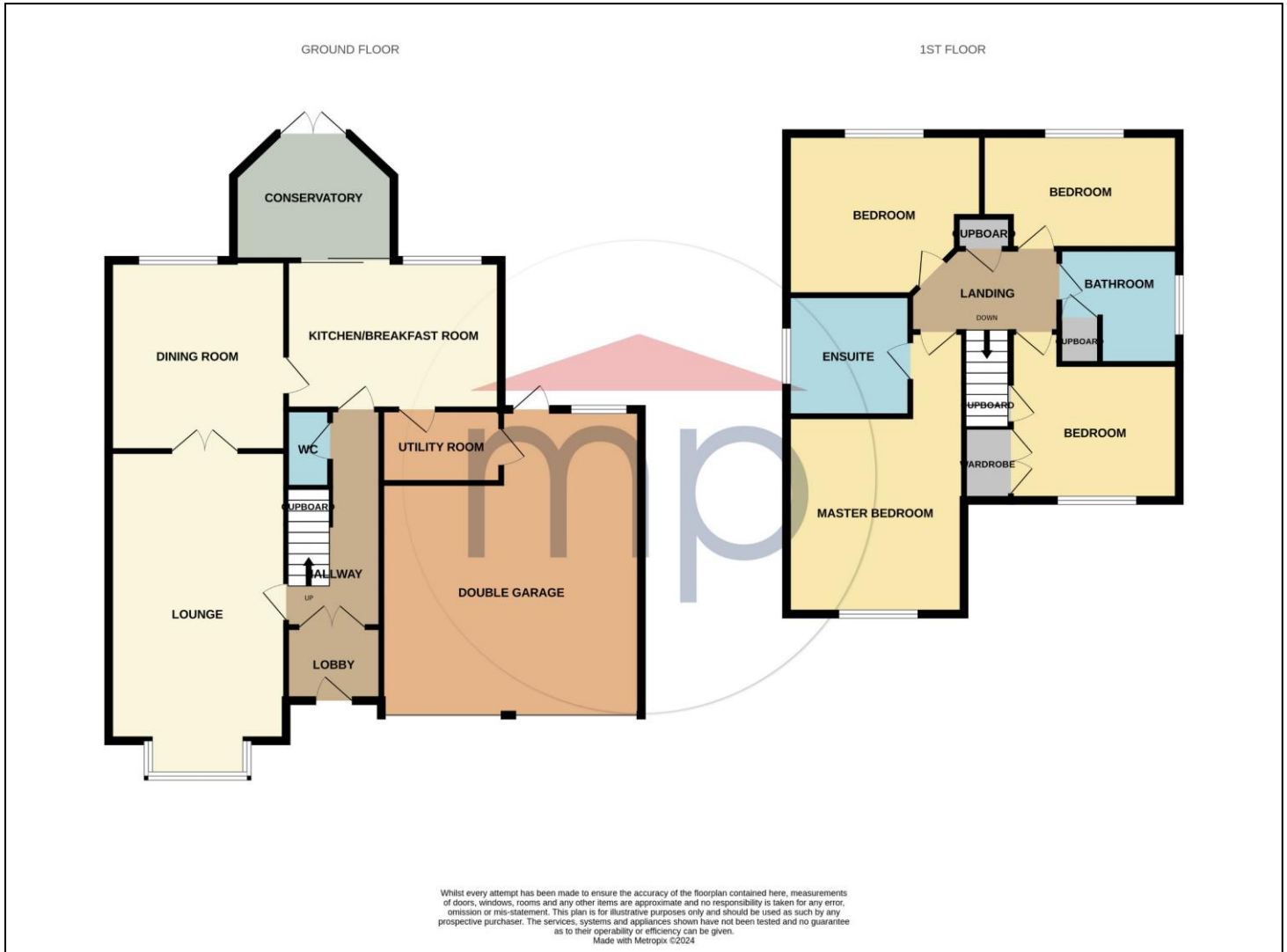


**TO VIEW:** Tel: **01 642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

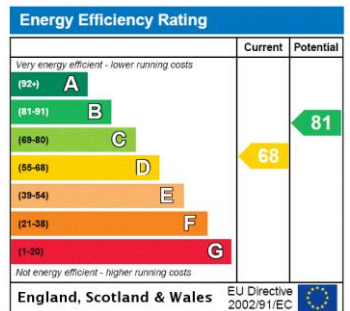
[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





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.



**TO VIEW:** Contact our Stockton Office on Tel: **01 642 355000**  
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP