

NORWICH AVENUE, ELM TREE, STOCKTON-ON-TEES, TS19 0XD



- ▲ Good Size Detached House
- ▲ Four Double Bedrooms
- ▲ Ready For a Makeover
- ▲ Plenty of Off Road Parking & Double Garage
- ▲ Enclosed Rear Garden
- ▲ Chain Free Sale

**£240,000**

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

**Michael Poole**  
sales | lettings | auctions





Attention family buyers looking for a detached home, look no further. This property has four double bedrooms, breakfast kitchen, two receptions, plenty of parking and a double garage. The property itself is in very good order and would be so easy to move straight in. The accommodation flows in brief, reception hall, WC, kitchen/diner, lounge, dining room, four bedrooms and shower room.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed door with side light to a generous entrance hall with single radiator, staircase to the first floor, window light to breakfast kitchen, and built-in cloak cupboard.

**CLOAKROOM/WC** - Under stairs cloakroom/WC with double glazed window to the side aspect, low level WC, vanity unit with cabinet below, chrome heated towel rail, tiling to floor and lower walls and under stairs store cupboard.

#### **LOUNGE - 5.87m x 3.4m (19'3" x 11'2")**

With two double glazed windows to the front aspect, two radiators, and Limestone fireplace with living flame gas fire and matching back and hearth.

#### **DINING ROOM - 3.84m x 3.84m (12'7" x 12'7")**

With double glazed French doors to the rear aspect and twin radiator.



**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



## NORWICH AVENUE, TS19 0XD



### **KITCHEN DINER - 6.25m x 2.44m (max) (20'6" x 8' (max))**

With double glazed window to the side and rear aspects, twin radiator, and Karndean flooring. A generous range of oak kitchen units with complementary granite effect worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, electric hob with extractor hood over, high level electric oven and grill and combination microwave, large integral fridge freezer, pull out larder unit, plumbing for washing machine, integrated dishwasher, and breakfast bar.

### **FIRST FLOOR**

**HALF GALLERY LANDING** - With loft access and double glazed window to the side aspect.

**BEDROOM ONE - 3.86m (12'8") x 3.86m (12'8") to rear of wardrobes**

With double glazed window to the rear aspect, twin radiator, dado rail and mirror fitted wardrobes.

**BEDROOM TWO - 3.43m x 3.18m (11'3" x 10'5")**

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

**BEDROOM THREE - 3.15m (10'4") x 2.5m (8'2") to rear of wardrobes**

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

**BEDROOM FOUR - 3.4m x 2.51m (11'2" x 8'3")**

With double glazed window to the front aspect, double glazed window to the side aspect and single radiator.

**SHOWER ROOM** - With modern white suite comprising low level WC with hidden cistern, vanity unit with cabinet below, corner shower cubicle, panelled walls and ceiling, double glazed window to the rear aspect, chrome heated towel rail and spotlights to the ceiling.

### **EXTERNALLY**

**GARDENS & PARKING** - To the front there is a low maintenance garden with established planting and a long drive leads to a detached double garage and the rear garden. The rear garden is also low maintenance with paving and gravel beds.

**DETACHED DOUBLE GARAGE** - With automatic door.

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

**Council Tax Band:** D

**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)







**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





**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



NORWICH AVENUE, TS19 0XD

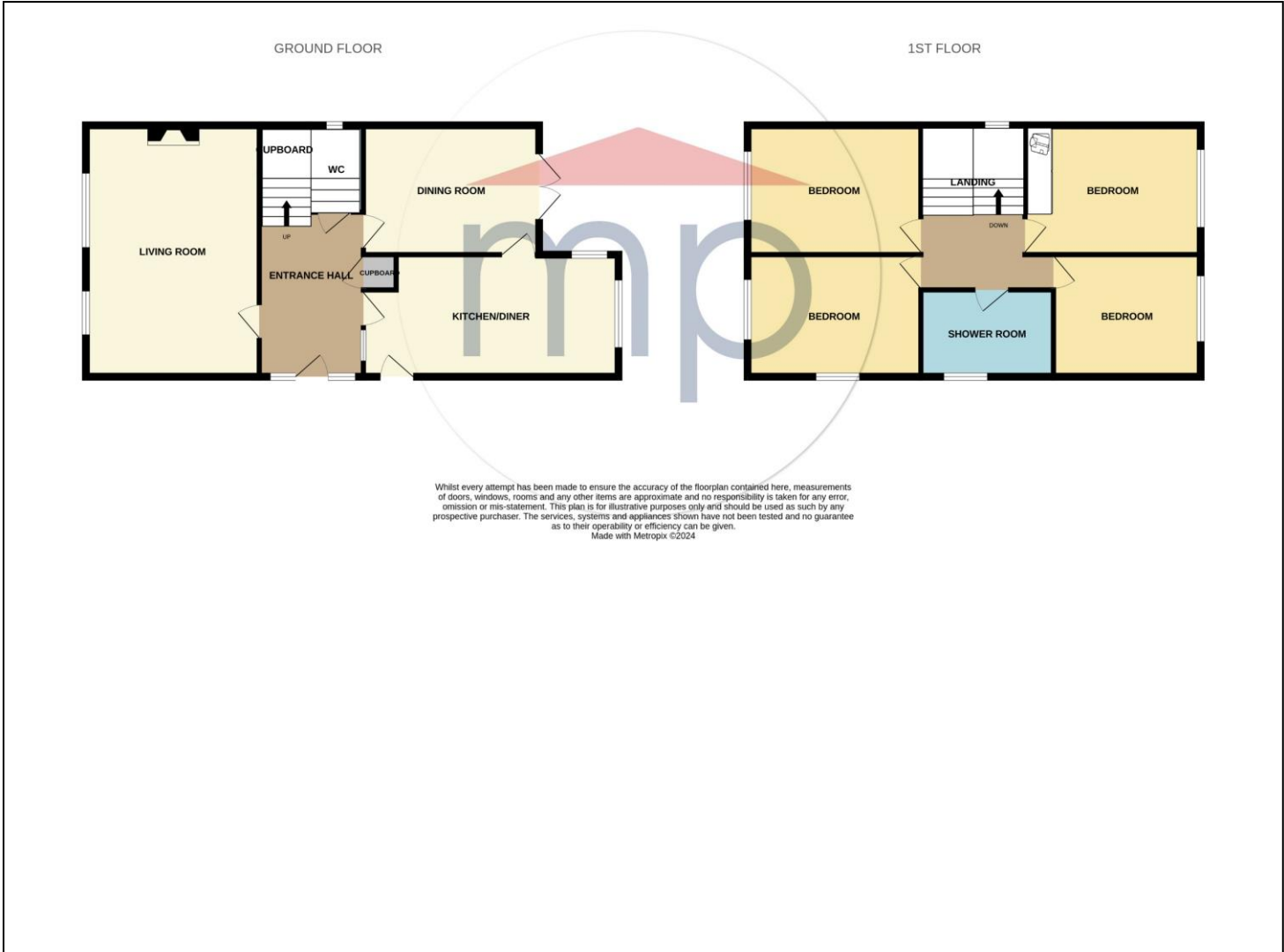


**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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

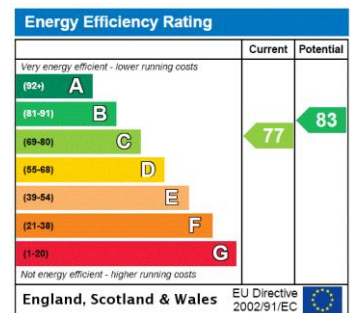
**Michael Poole**  
sales | lettings | auctions





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.  
Made with Metropix ©2024

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