

CLOVER COURT, STOCKTON-ON-TEES, TS19 8FQ



- ▲ Elegantly Styled & Exceptionally Presented
- ▲ Ready to Move Straight In!
- ▲ Beautiful Private Garden Off Road Parking & Garage
- ▲ Attractive Cul-De-Sac Setting
- ▲ Three Double Bedrooms, Master with En-Suite

£250,000

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'They Say the Early Bird Catches the Worm', You Will Need Your Skates on To Bag This Beauty! Fabulously Upgraded, Elegantly Styled, Exceptionally Presented & Ready to Move Straight In!

The accommodation flows in brief, porch, entrance hall, lounge, dining room, w.c., kitchen, three bedrooms, ensuite and bathroom.

GROUND FLOOR:

ENTRANCE PORCH - Double glazed entrance door with side lights to entrance porch. Tiled floor and inner door with side lights to

ENTRANCE HALL - With stairs rising to first floor, radiator, and understairs cloaks cupboard/w.c.

CLOAKS CUPBOARD/WC - With low-level w.c., single radiator, vanity unit with cabinet below.

LIVING ROOM - 3.66m x 3.4m (12' x 11'2")

Double glazed bay window to front aspect, radiator and modern marble fireplace with matching back and hearth, opens to ...



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DINING AREA - 3.66m x 2.18m (12' x 7'2")

Double glazed windows and French doors to rear garden, and radiator.

KITCHEN - 4.14m x 2.18m (13'7" x 7'2")

Cream High Gloss fitted kitchen with complimentary worktops, tiled floor, lighting to plinth boards, double electric oven and hob with overhead extraction hood, integrated dish washer, sink with mixer tap, drainer unit, space for fridge/freezer and radiator. Courtesy door to garage which houses utilities.

FIRST FLOOR:

LANDING

BEDROOM 1 - 4.65m x 2.26m (15'3" x 7'5")

Double glazed window to rear aspect, and radiator.

ENSUITE SHOWER ROOM - 2.1m x 1.7m (6'11" x 5'7")

Double glazed window to rear aspect, low-level w.c., vanity unit with cabinet below, corner shower cubicle, tiled walls, and radiator.

BEDROOM 2 - 3.66m x 3.35m (12' x 11')

Two double glazed window to front aspect, one being a bay, and single radiator.

BEDROOM 3 - 2.95m x 2.36m (9'8" x 7'9")

Double glazed window to front aspect and radiator.

BATHROOM - 2.13m x 1.88m (7' x 6'2")

Double glazed window to rear aspect, tiled walls, chrome heated towel rail, low-level w.c., pedestal wash handbasin and corner shower cubicle.

EXTERNALLY - To the front is lawned garden with driveway leading to the integral single garage. The rear garden offers a good degree of privacy and has patio, shaped lawns, stock borders and garden shed.

AGENTS REF: - LJ/GD/STO230744/22042024

Council Tax Band: D **Tenure:** Freehold

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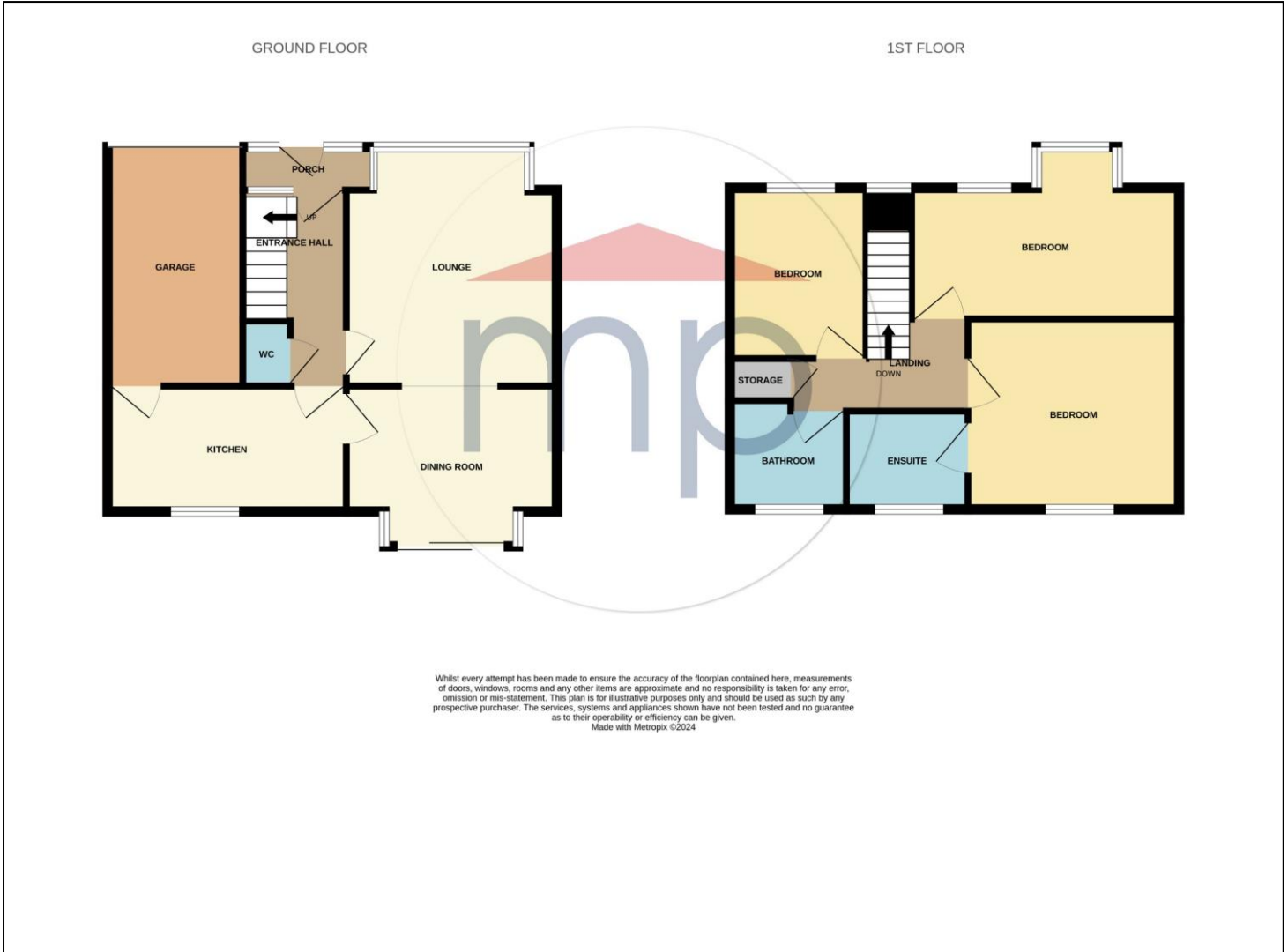
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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