



**BISHOPS WAY, STOCKTON-ON-TEES, TS19 7JS**



- ▲ Four Bedroom Semi-Detached House
- ▲ No Onward Chain & One Careful Owner
- ▲ Good Parking & Large Garage
- ▲ Private Rear Garden
- ▲ No Through Cul-De-Sac
- ▲ Close to Schools

**£210,000**

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This purpose built four bed semi has been in the same family since new and is now ready for its next owners to make their forever home.

The accommodation in brief comprises 23ft x 17ft lounge diner, breakfast kitchen with two walk-in pantries, conservatory, four bedrooms and bathroom.

Externally there is front flowered garden with roses and lawn, a driveway provides good parking leading to a large garage and to the rear there is a private westerly facing garden.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door with side light to entrance hall with double glazed window to the front aspect.

**CLOAKROOM/WC** - Comprising low level WC with hidden cistern, vanity unit with cabinet below, single radiator, part tiled splashbacks and double glazed window to the front aspect.

**LOUNGE/DINER** - 7.2m (23'7") x 5.33m (17'6") (max) including stairs

With double glazed window to the front and rear aspects, two twin radiators, and Parquet walkway flooring through to kitchen area.



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**CONSERVATORY - 3.45m x 3.35m (max) (11'4" x 11' (max))**

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

**BREAKFAST KITCHEN - 4.04m x 3.76m (13'3" x 12'4")**

With double glazed window to the rear aspect, two walk-in pantry cupboards, stainless steel sink and drainer unit, plumbing for dishwasher, electric point for cooker, plumbing for washing machine, wall mounted Worcester boiler and single radiator.

**FIRST FLOOR**

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

**BEDROOM ONE - 3.76m x 4.34m (12'4" x 14'3")**

With double glazed window to the front aspect, single radiator, and built-in cupboard.

**BEDROOM TWO - 3.35m (11') x 3.25m (10'8") to rear of wardrobes**

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

**BEDROOM THREE - 3.76m x 2.36m (12'4" x 7'9")**

With double glazed window to the front aspect, two sets of built-in cupboards, single radiator, fitted dressing table, drawers, and cupboards.

**BEDROOM FOUR - 2.29m x 2.24m (7'6" x 7'4")**

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

**SHOWER ROOM** - Recently installed shower room comprising double glazed window to the rear aspect, low level WC with hidden cistern, vanity unit with cabinet below, walk-in shower enclosure, tiled walls, panelled ceiling, airing cupboard, chrome heated towel rail, and wet room flooring.

**EXTERNALLY**

**GARDENS & GARAGE** - Externally there is front flowered garden with roses and lawn, a driveway provides good parking leading to a large garage and to the rear there is a private westerly facing garden.

**AGENTS REF:** - LJ/LS/STO230751/20112023

**Council Tax Band:** C      **Tenure:** Freehold

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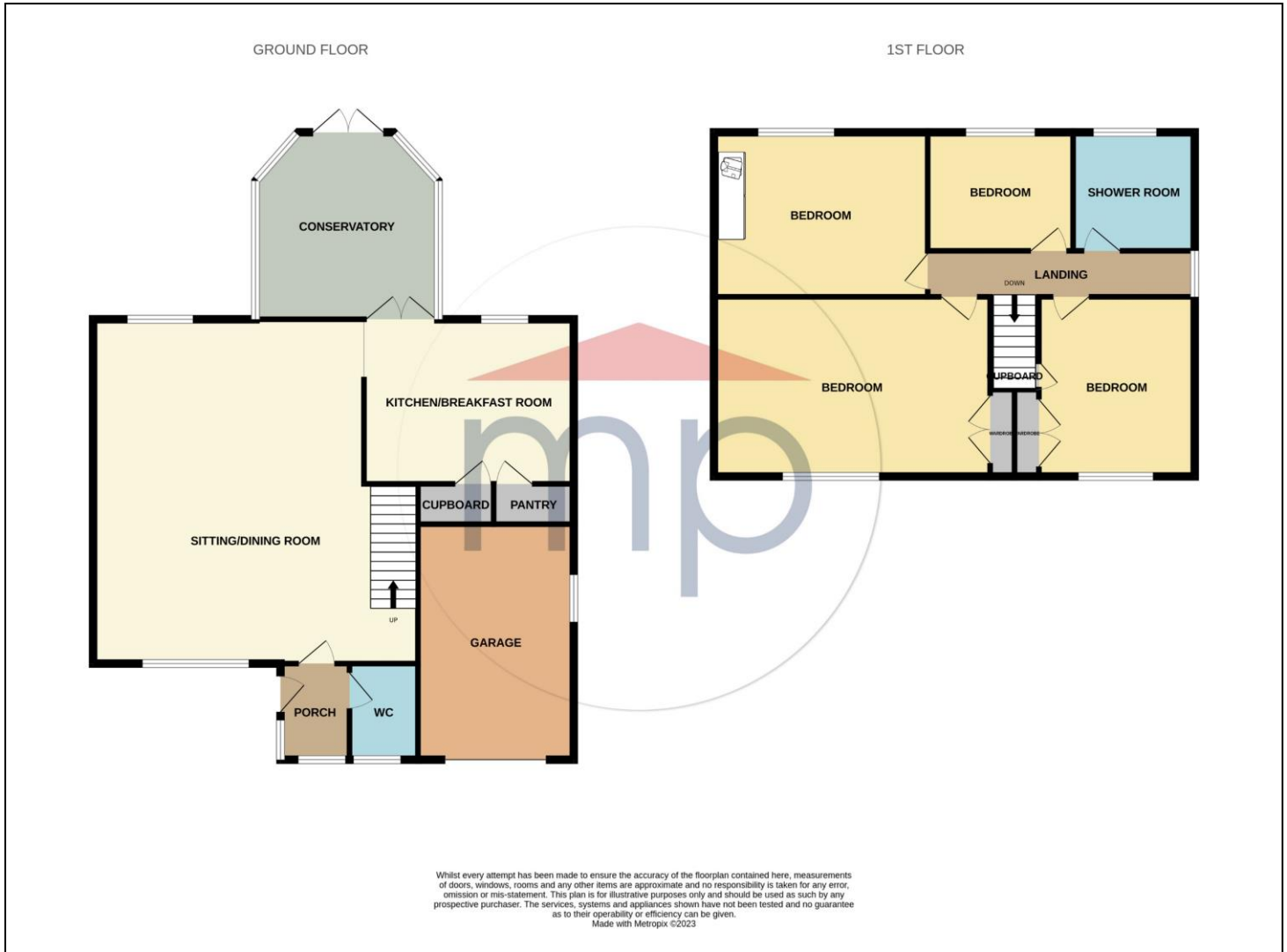
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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