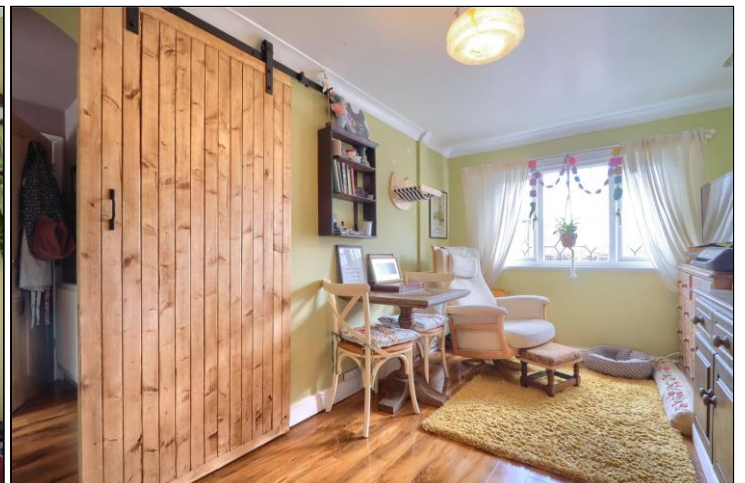


ROECLIFFE GROVE, STOCKTON-ON-TEES, TS19 8JU



- ▲ Three Bedroom Detached House
- ▲ Bathroom & En-Suite
- ▲ Kitchen & Utility
- ▲ Lounge/Diner & Sitting Room
- ▲ Nicely Tucked Away in a Cul-De-Sac
- ▲ Private Rear Garden with Leafy Backdrop

£200,000

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This good-size three bedroom detached house will make the perfect family home and being sat on a small cul-de-sac with private leafy surroundings is just lovely.

The accommodation flows in brief, entrance hall, WC, lounge/dining room, kitchen, sitting room, utility, three bedrooms, en-suite, and bathroom.

Externally there is a double driveway and a fabulously private garden.

GROUND FLOOR

ENTRANCE HALLWAY - With double glazed door to front elevation, radiator, and stairs to first floor landing. Door to downstairs cloakroom/WC.

DOWNSTAIRS CLOAKROOM/WC - Vanity wash hand basin, WC, and radiator.

LIVING ROOM/DINING ROOM - 7.67m (25'2") extending to 2.64m (8'8") x 3.45m (11'4")

Double glazed window to front elevation, two radiators, coving to ceiling, solid fuel stove, TV and telephone point, double glazed French doors to rear elevation and door into kitchen.



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KITCHEN - 3.45m (11'4") (max) x 2.54m (8'4") (max)

Re-fitted modern kitchen with double glazed window to rear aspect, radiator, inset sink unit, high level oven, fitted hob with overhead hood, plumbing for dishwasher and understairs store cupboard.

SITTING ROOM - 4.04m x 2.34m (13'3" x 7'8")

Double glazed window to front elevation, coving to ceiling, radiator, and door into utility room.

UTILITY ROOM - 2.34m x 1.83m (7'8" x 6')

Double glazed door to rear elevation, housing Ideal combi boiler, plumbing for washing machine and worktop space.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.71m x 3.53m (12'2" x 11'7")

Double glazed window to front elevation, built-in wardrobes, and radiator. Door to ensuite.

EN-SUITE - Double glazed window to front elevation, radiator, walk-in shower cubicle, WC, wash hand basin and spotlights to ceiling.

BEDROOM TWO - 3.56m x 2.64m (11'8" x 8'8")

Double glazed window to rear elevation and radiator.

BEDROOM THREE - 2.64m x 2.36m (8'8" x 7'9")

Double glazed window to rear elevation and radiator.

BATHROOM - Two Velux style windows to rear elevation, spotlights to ceiling, part tiled, P' shaped bath with overhead electric mixer shower, vanity wash hand basin, two storage cupboards, WC and radiator.

EXTERNALLY

PARKING & GARDEN - Externally there is a double driveway and a fabulously private garden.

AGENTS REF: - LJ/LS/STO240287/30042024

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

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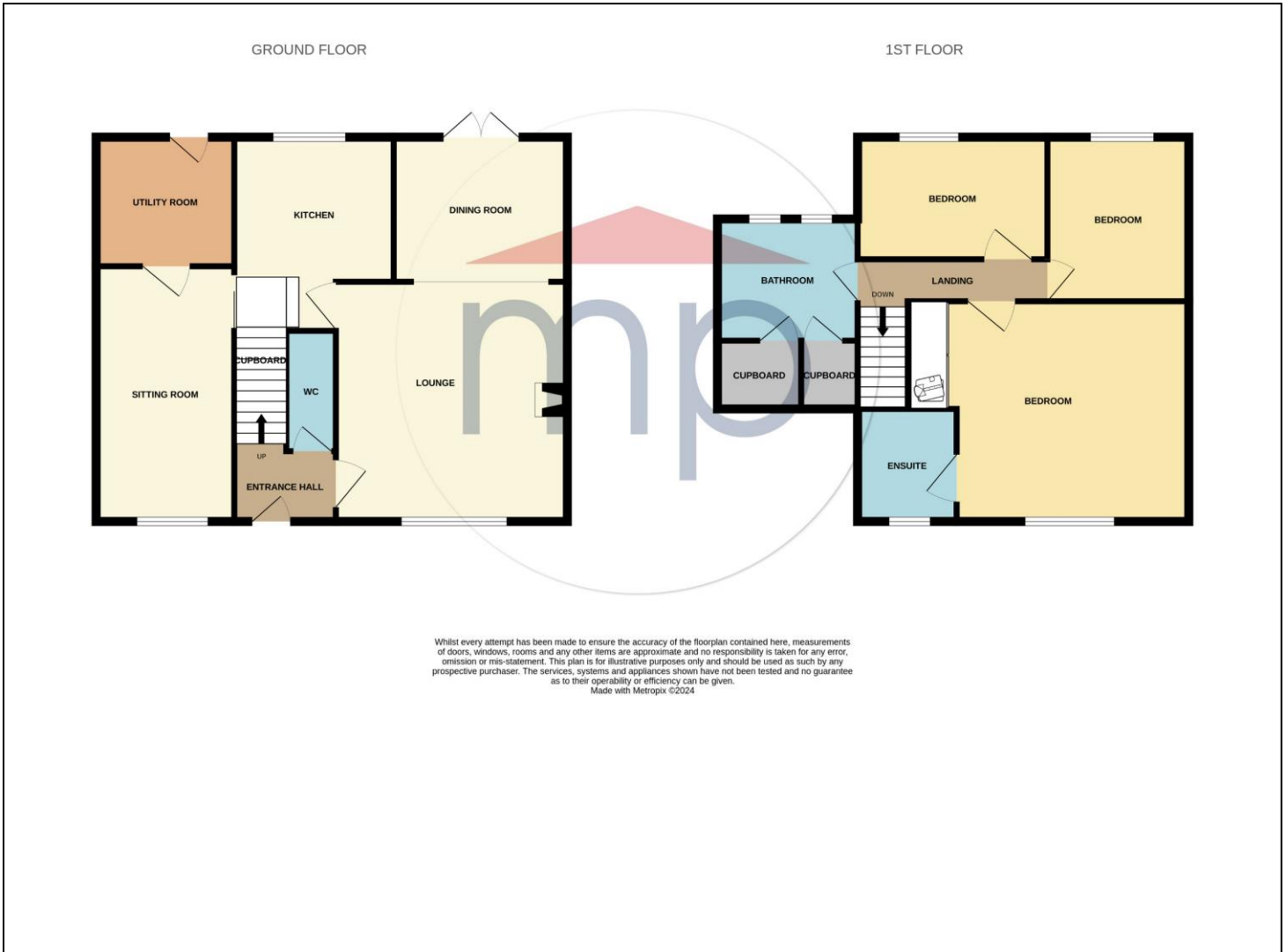
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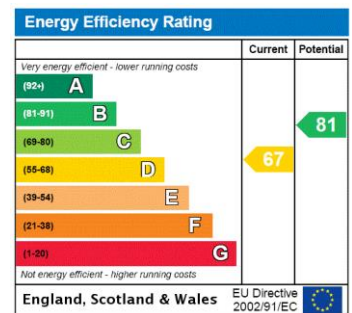
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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