

## CLEVELAND DRIVE, CARLTON, STOCKTON-ON-TEES, TS21 1FF



- ▲ Simply Stunning Detached House Finished to the Highest of Order
- ▲ Cul-De-Sac Position Within Carlton Village
- ▲ Beautiful Rear Garden & Open Countryside Views
- ▲ Over 1,250 Sq. Ft of Beautifully Presented Living Accommodation

- ▲ Generous Kitchen/Breakfast Room with a Range of Modern Units
- ▲ Sharps & Schreiber Wardrobes
- ▲ Master Bedroom with En-Suite
- ▲ Three Further Double Bedrooms & Family Bathroom

**£350,000**

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

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This exceptional four bedroom house is set in a cul-de-sac position with a beautiful garden, countryside views, garage with a utility section, double driveway and would be of interest to families looking for a sizable, detached house that offers a high finished specification.

With over 1,250 sq. ft of on point fabulously presented living accommodation that comprises spacious entrance hall with cloakroom/WC, modern kitchen with breakfast bar, living area with French doors and lounge on the ground floor. The first floor has a large landing, master bedroom with modern en-suite, three further double bedrooms and a modern bathroom.

Other features include Sharp's and Schreiber wardrobes.

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



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

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## CLEVELAND DRIVE, TS21 1FF



### GROUND FLOOR

LIVING ROOM - 2.97m x 5.19m (9'9" x 17')

KITCHEN/DINING - 3.78m x 8.23m (12'5" x 27')

CLOAKROOM/WC - 0.98m x 1.45m (3'3" x 4'9")

HALL - 2.08m x 4.50m (6'10" x 14'9")

GARAGE - 2.73m x 5.90m (8'11" x 19'4")

### FIRST FLOOR

BEDROOM ONE - 3.05m x 4.97m (10' x 16'4")

EN-SUITE - 2.08m x 2.15m (6'10" x 7'1")

BEDROOM TWO - 3.96m x 4.06m (13' x 13'4")

BEDROOM THREE - 2.91m x 3.74m (9'7" x 12'3")

BEDROOM FOUR - 2.71m x 2.81m (8'11" x 9'3")

BATHROOM - 1.70m x 2.35m (5'7" x 7'9")



AGENTS REF: - LJ/LS/STO240305/03052024

Council Tax Band: E      Tenure: Freehold

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A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	84	
(69-80)	C		
(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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