

## DARLINGTON ROAD, LONG NEWTON, STOCKTON-ON-TEES, TS21 1PE



- ▲ A Sensibly Priced Four Bedroom Detached Home Available For Sale with NO ONWARD CHAIN
- ▲ Located At the Edge of This Popular Village Within a Small Cul-De-Sac Where Properties Are Rarely Available For Sale
- ▲ Established Lawned Gardens to Front & Rear with A Driveway & Single Garage
- ▲ Spacious Lounge with Separate Dining Room Having Patio Doors to The Rear Garden
- ▲ Kitchen with A Range of Fitted Units
- ▲ Four First Floor Bedrooms, All with Fitted Wardrobes
- ▲ Family Bathroom with Coloured Suite & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Excellent Village Setting Offering Convenient Access to The Surrounding Towns of Yarm, Darlington & Stockton

**£260,000**

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A sensibly priced four bedroom detached home available for sale with no onward chain, located at the edge of this popular village within a small cul-de-sac where properties are rarely available for sale and featuring established lawned gardens to front and rear with a driveway and single garage.

**GROUND FLOOR**

**ENTRANCE HALLWAY**

**CLOAKROOM/WC - 1.7m x 0.81m (5'7" x 2'8")**

**LOUNGE - 5.82m (19'1") x 3.33m (10'11") reducing to 2.44m (8')**

**DINING ROOM - 5.1m x 3.07m (16'9" x 10'1")**

**KITCHEN - 3.2m x 2.62m (10'6" x 8'7")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.38m x 3.07m (11'1" x 10'1")**  
Built-in wardrobe.

**BEDROOM TWO - 3.23m x 3.05m (10'7" x 10')**  
Built-in wardrobe.

**BEDROOM THREE - 3.2m x 2.67m (10'6" x 8'9")**  
Built-in wardrobe.

**BEDROOM FOUR - 3.05m (10') x 2.18m (7'2") to wardrobes**  
Built-in wardrobe.

**TO VIEW: Tel: 01642 788878**  
59 High Street, Yarm, TS15 9BH

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**BATHROOM - 1.93m x 1.65m (6'4" x 5'5")**

## **EXTERNALLY**

**GARDENS & GARAGE** - Lawned front garden with shrub borders. The rear garden is also mainly laid to lawn with shrub borders, a paved patio area and timber shed. Beyond the rear garden, there is a single garage with up and over door and side access door. In addition, there is a driveway providing further car parking space. The driveway and garage are accessed from Vane Court.

**AGENTS REF:** - DC/LS/YAR230407/30012024

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

**TO VIEW:** Contact our Yarm office on

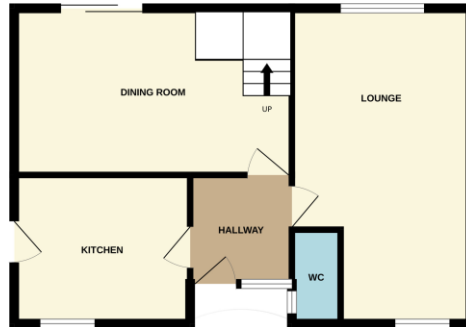
Tel: **01642 788878**



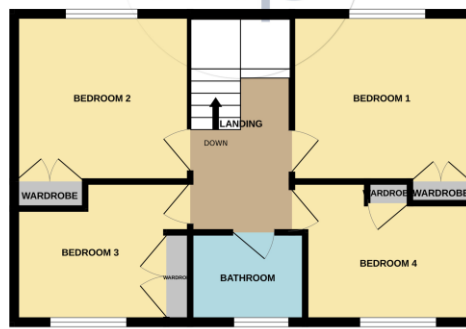
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GROUND FLOOR

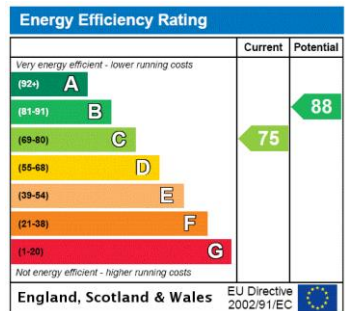


1ST FLOOR



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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