

# GILPIN SQUARE, STOCKTON-ON-TEES, TS19 0JH

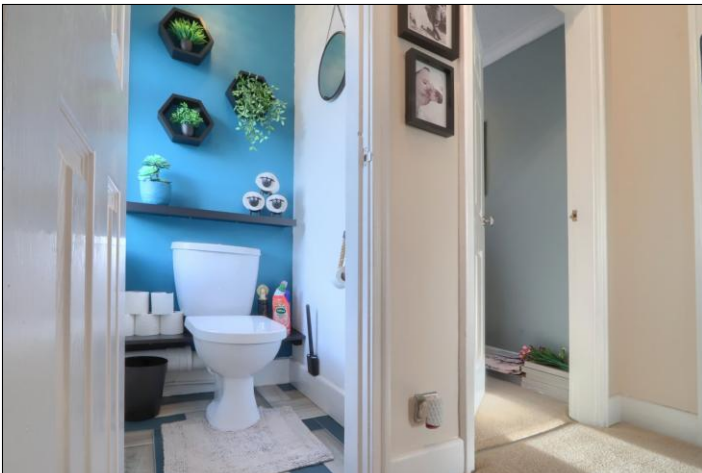


- ▲ Peacefully positioned within a quiet residential square, offering a relaxed neighbourhood feel
- ▲ Spacious double driveway providing easy, stress-free parking for multiple vehicles
- ▲ Bright and welcoming lounge, ideal for cosy evenings or entertaining guests
- ▲ Open-plan kitchen/dining space creating a sociable hub for everyday living
- ▲ Three versatile bedrooms to suit families, guests, or home working needs
- ▲ Practical layout designed for comfort, functionality, and modern lifestyles
- ▲ Low-maintenance outdoor spaces, perfect for those seeking convenience without compromise
- ▲ Private patio and garden areas ideal for summer entertaining and relaxing weekends
- ▲ Additional summerhouse and storage offering flexible lifestyle use
- ▲ A home that balances indoor comfort with outdoor enjoyment for easy, enjoyable living

**£135,000**

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Step into a home that offers more than just space—it delivers a lifestyle of ease, comfort, and connection.

Set within a quiet residential square, this property combines generous outdoor space with stylish, practical interiors designed for modern living. The large double driveway makes coming and going effortless, while inside, a welcoming lounge flows seamlessly into a bright kitchen and dining area—perfect for everyday living or hosting friends and family.

Upstairs, three well-proportioned bedrooms provide flexibility for growing families, home working, or guest space, while the thoughtful layout ensures both privacy and functionality.

Outside is where the lifestyle truly shines. Low-maintenance gardens mean more time to relax and entertain, with a private patio, summerhouse, and enclosed space ideal for summer evenings, weekend barbecues, or simply unwinding at the end of the day.

This is a home designed for straightforward, stress-free living—where everything has its place, and life feels just that little bit easier.

## **GROUND FLOOR**

**ENTRANCE HALLWAY** - Composite double glazed entrance door to entrance hall with stairs leading to landing and doors leading to lounge and bathroom/WC.

### **LOUNGE - 4.27m x 3.33m (14' x 10'11")**

With UPVC double glazed window to front elevation, single radiator, wall mounted gas fire and door leading into kitchen/dining area.

### **KITCHEN/DINING AREA - 5.16m x 2.62m (16'11" x 8'7")**

A fitted kitchen with a range of wall, floor and drawer units incorporating a Belfast sink unit with mixer tap, gas hob with extractor hood over, built-in electric oven, laminate flooring, UPVC double glazed window to rear elevation and leading into dining area.

**DINING AREA** - Space for breakfast/dining table, single radiator, space for fridge/freezer, UPVC double glazed window to side elevation and UPVC double glazed door leading to rear garden.

**TO VIEW:** Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**BATHROOM/WC** - Suite comprising of bath with over bath shower and splash screen, pedestal wash hand basin, low level WC, chrome heated towel rail and UPVC double glazed window to side elevation.

## **FIRST FLOOR**

**LANDING** - Approached via stairs from entrance hallway with UPVC double glazed window to side elevation and doors leading to three bedrooms and separate WC.

### **BEDROOM ONE - 4.29m x 3.20m (14'1" x 10'6")**

With UPVC double glazed window to front elevation, single radiator and built-in storage cupboard over the stair head.

### **BEDROOM TWO - 4.04m x 2.67m (13'3" x 8'9")**

With UPVC double glazed window to rear elevation, single radiator and built-in airing cupboard.

### **BEDROOM THREE - 2.72m x 2.41m (8'11" x 7'11")**

With UPVC double glazed window to rear elevation and single radiator.

**SEPARATE WC** - With low level WC and UPVC double glazed window to side elevation.

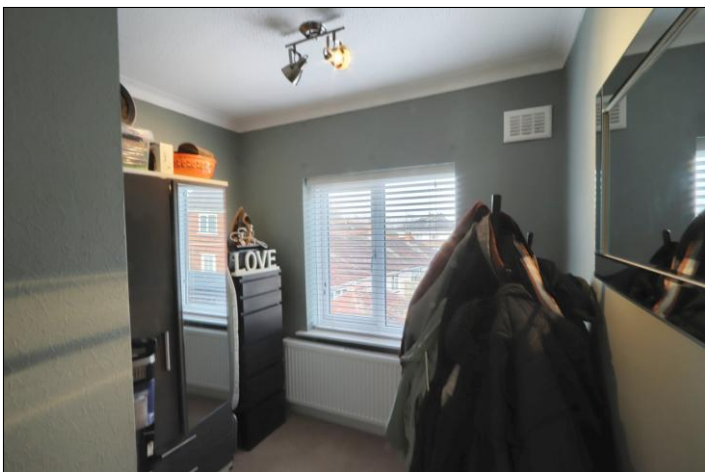
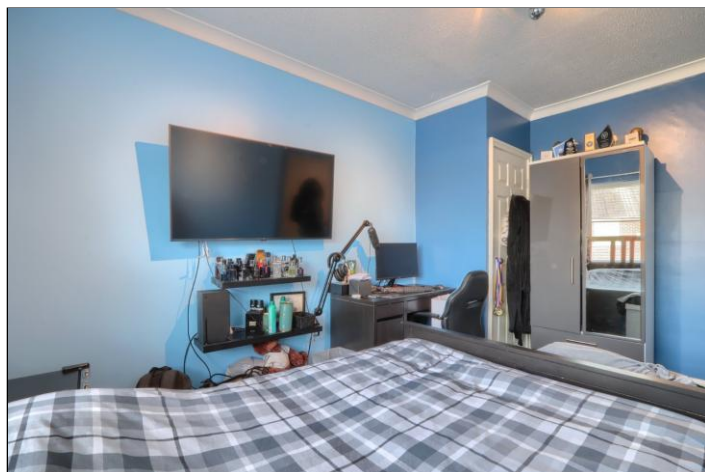
## **EXTERNALLY**

**GARDENS** - To the front there is a large double driveway and low-rise stone steps with inset lighting. The easily maintained rear garden has a gravelled area, enclosed by fencing with a patio area and brick-built storage shed and the side garden is a private maintenance free patio area with shed and summerhouse.

**AGENTS REF:** - LJ/LS/STO210048/24032026

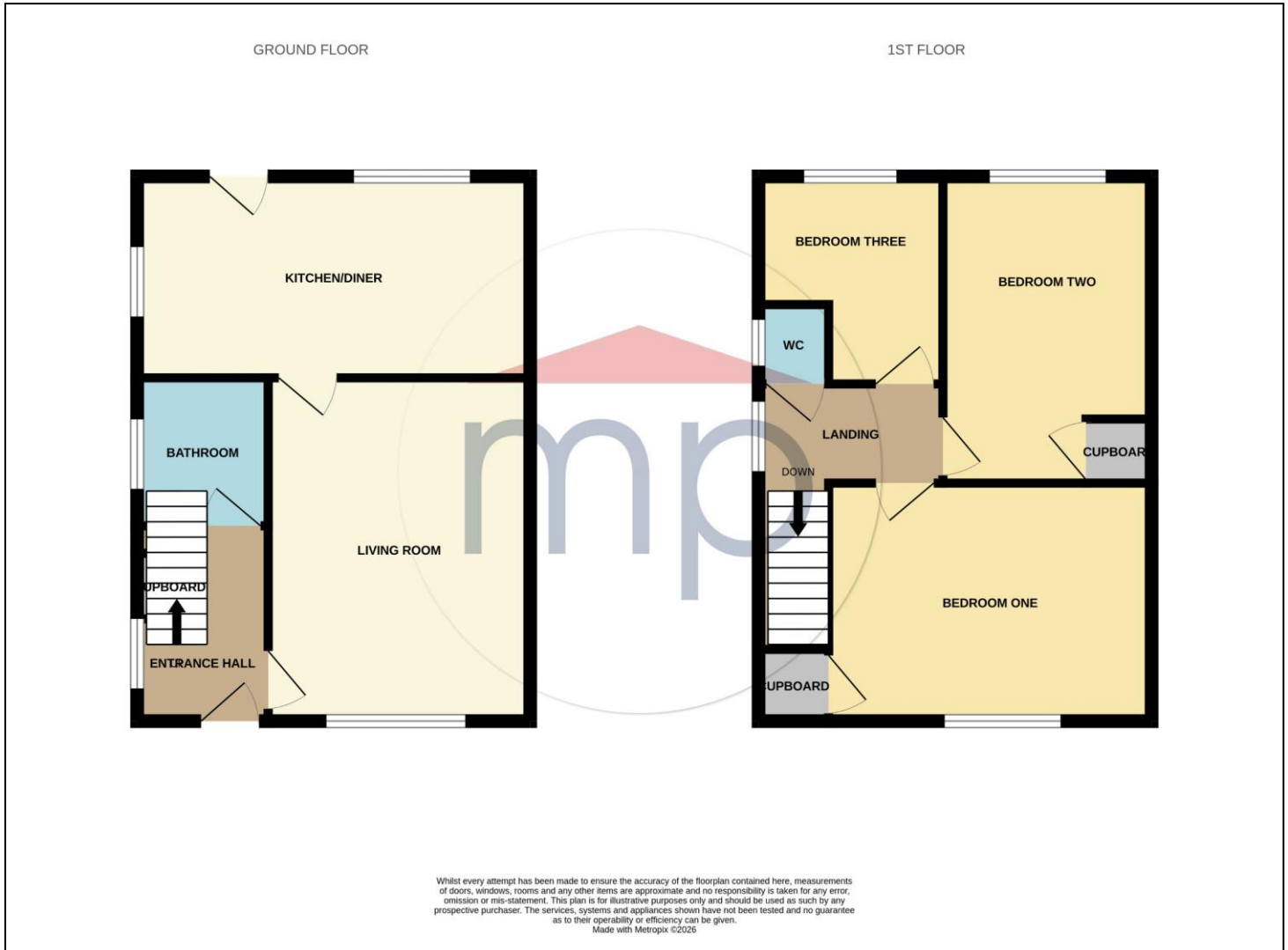
**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on  
Tel: **01642 355000**



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