

WIDDALE ROAD, HARTBURN GRANGE, STOCKTON-ON-TEES, TS21 1GH



- ▲ An Exceptional Home, Built by Taylor Wimpey to 'The Manford' Design
- ▲ Most Furnishings can be included dependent on offer level
- ▲ Open Plan Kitchen/Dining /Family Area to The Rear of The Home
- ▲ 9.5 Year NHBC Warranty
- ▲ Separate Office for Home Working
- ▲ Stunning Media Wall & Fireplace
- ▲ Bespoke Under Stairs Storage Solutions, AEG Appliances, Silestone Worktops & Quooker Kitchen Tap
- ▲ Plantation Style Window Shutters
- ▲ Four Double Bedrooms with Wardrobes
- ▲ Front, Side & Rear Garden with Large Patio & Garden Bar
- ▲ Generous Drive & Detached Garage

£359,950

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Looking for a home with the highest of standards? Well, this Taylor Wimpy built four bedroom detached comes with over £35k worth of upgrades, along with some stunning enhancements by the current owners.

The accommodation flows in brief, reception hall, utility/WC, office, lounge, kitchen/diner, four bedrooms, en-suite, and family bathroom.

Externally there are front, side and rear gardens, a generous driveway and detached garage.

GROUND FLOOR

ENTRANCE HALL - Entrance door to entrance hall with large format tiled floor, single radiator, storage cupboard, staircase to the first floor with bespoke fitted under stairs storage solutions and spotlights to ceiling.

LIVING ROOM - 3.89m x 4.75m (12'9" x 15'7")
With large bay window to the front aspect, radiator and bespoke fitted media wall with ambient lighting and feature fireplace.

KITCHEN DINER - 8.1m x 2.9m (26'7" x 9'6")
With large format tiled floor, spotlights to ceiling, large radiator, and double glazed French doors and window to the rear aspect. Superb modern fitted kitchen with Silestone worktops and incorporating AEG appliances, Quooker instant water, induction hob with overhead hood and work surface lighting.

OFFICE - 2.1m x 2.62m (6'11" x 8'7")
With double glazed window to the front aspect, radiator, and spotlights to ceiling.

UTILITY/WC - With large format tiled floor, radiator, low level WC, fitted units with Silestone worktop incorporating a sink unit with mixer tap and integrated AEG appliance.

FIRST FLOOR

LANDING - With access to the bedrooms, store cupboard, airing cupboard and loft access.

MASTER BEDROOM - 3.89m x 3.7m (12'9" x 12'2")
With double glazed window to the front aspect, single radiator, and fitted wardrobes.

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

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EN-SUITE - With double glazed window to the front aspect, tiled floor, part tiled walls and splashbacks, double shower enclosure with drench shower, floating style vanity unit, low level WC and heated towel rail.

BEDROOM TWO - 3.1m x 4.01m (10'2" x 13'2")

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

BEDROOM THREE - 3.05m x 3.66m (10' x 12')

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

BEDROOM FOUR - 2.74m x 3.96m (9' x 13')

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

FAMILY BATHROOM - With double glazed window to the rear aspect, side panelled bath with shower enclosure and shower over, floating style vanity unit, low level WC, heated towel rail, tiled floor, part tiled walls and splashbacks.

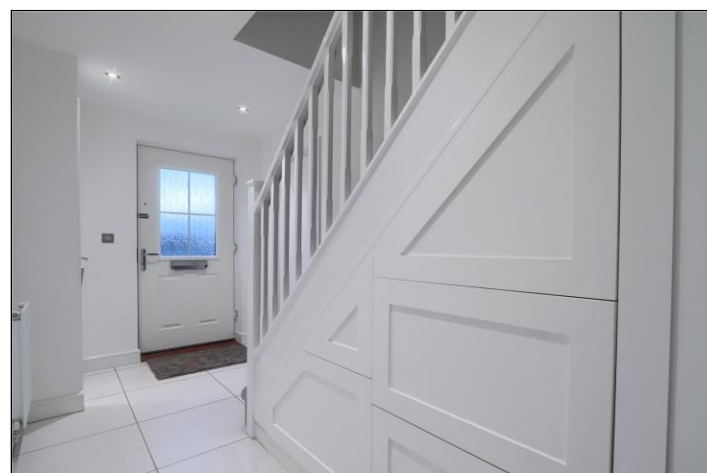
EXTERNALLY

GARDENS & GARAGE - There are front, side and rear gardens, large patio and garden bar, a generous double driveway and detached garage.

AGENTS REF: - LJ/LS/STO240082/08022024

Council Tax Band: E **Tenure:** Freehold

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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		95
(81-91)	B	86	
(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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