

THE VALE, STOCKTON-ON-TEES, TS19 0XL



- ▲ Nestled in a quiet cul-de-sac
- ▲ Located in a sought-after neighbourhood
- ▲ Peaceful setting with easy access to local amenities and transport links
- ▲ Delightful spacious property with practical layout
- ▲ Warm and inviting ambiance

- ▲ Three bedrooms, master bedroom with adjoining dressing room
- ▲ Modern en-suite in master bedroom
- ▲ Private garden providing a tranquil outdoor sanctuary
- ▲ Off-street parking and garage
- ▲ Ideal for families seeking a welcoming and homely environment

£325,000

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Nestled in a quiet cul-de-sac, this delightful, detached house offers a warm and inviting ambiance, perfect for comfortable living. Featuring three bedrooms, master bedroom having an adjoining dressing room and modern en-suite, this spacious property is ideal for families or those in need of extra space. The private garden provides a tranquil outdoor sanctuary, while off-street parking and a garage offer added convenience. Located in a sought-after neighbourhood, this home combines a peaceful setting with easy access to local amenities and transport links. With its charming character and practical layout, this property presents a wonderful opportunity for those seeking a welcoming and homely environment. Arrange a viewing today to secure this fantastic house as your new home. Contact us now to book a viewing.

GROUND FLOOR

ENTRANCE PORCH - Double glazed composite entrance door to entrance porch with double glazed window to the side aspect, tiled floor and inner door to reception hall.

RECEPTION HALL - With twin radiator, staircase to the first floor and under stairs cupboard.

GROUND FLOOR CLOAKROOM/WC - With vanity unit with cabinet below, low level WC with hidden cistern, chrome heated towel rail and double glazed window to the front aspect.



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LIVING ROOM - 5.03m x 3.73m (16'6" x 12'3")

With double glazed window to the front aspect, twin radiator, modern fire surround with flame effect electric fire and double doors to the dining room.

DINING ROOM - 3.58m x 2.8m (11'9" x 9'2")

With twin radiator, double glazed French doors with sidelights overlook the rear garden and serving hatch.

EAT-IN BREAKFAST KITCHEN - 3.53m x 2.74m (11'7" x 9')

With double glazed window to the rear aspect, tiled floor and splashbacks and twin radiator. Shaker style kitchen units with complementary granite effect worktops incorporating an asterite sink and drainer unit with mixer tap, double oven and electric hob with overhead hood and integrated fridge.

UTILITY - 2.77m x 2m (9'1" x 6'7")

With double glazed window and door to the rear aspect, continuation of kitchen units with worktops, plumbing for washing machine, plumbing for dishwasher, space for dryer, space for fridge and freezer and wall mounted Worcester boiler.

FIRST FLOOR

LANDING - With large airing cupboard.

MASTER BEDROOM - 4.7m (15'5") x 2.62m (8'7") to rear of wardrobes

With double glazed window to the front aspect, twin radiator, fitted wardrobes, bedside cabinets and overbed storage.

EN-SUITE - With double glazed window to the rear aspect, double walk-in shower enclosure, heated towel rail, low level WC with hidden cistern, vanity unit with cabinet below and high level storage cupboard, panelling to ceiling, spotlights and mirror.

ADJOINING DRESSING ROOM - 3.12m (10'3") (max) x 2.95m (9'8") to front of wardrobes

Previously bedroom four with double glazed window to the front aspect, single radiator, pull down loft access with timber ladder, spotlights to ceiling, over stairs storage, fitted wardrobes and dressing table.

BEDROOM TWO - 4.06m x 3.15m (13'4" x 10'4")

With double glazed window to the front aspect and single radiator.

BEDROOM THREE - 4.01m (max) x (13'2" (max) x)

With double glazed window to the rear aspect, single radiator, fitted wardrobes and built-in cupboard which was previously a shower.

BATHROOM - With double glazed window to the rear aspect, side panelled bath with shower over, twin radiator, low level WC with hidden cistern, vanity unit with cabinet below, tiled walls and floor, panelled ceiling and spotlights.

Council Tax Band: E

Tenure: Freehold



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