

WOODMERE ROAD, STOCKTON-ON-TEES, TS19 0QF



- ▲ Quiet cul-de-sac with minimal passing traffic
- ▲ Generous plot offering privacy and potential
- ▲ Established residential setting
- ▲ Scope to modernise and add value
- ▲ Two en-suite facilities and family bathroom

- ▲ No onward chain for a smoother purchase
- ▲ Walking distance to schools, colleges, shops and busses
- ▲ Double length, drive-through carport and detached garage
- ▲ Owned solar panels

£300,000

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Positioned discreetly within a quiet cul-de-sac shared by only a handful of neighbouring homes, this property offers something increasingly rare — privacy, space, and the chance to create a home entirely your own.

Set on a generous plot, the home enjoys a sense of seclusion while still being part of a well-established residential setting, where the property sits within a small cluster of homes off a quiet residential grove.

This is the kind of location where life moves at a calmer pace — ideal for families seeking tranquillity, or buyers looking for a project with real lifestyle upside.

Step outside and imagine the possibilities: morning coffee in a landscaped garden, children playing safely away from through-traffic, or summer evenings entertaining in a space that feels entirely your own.

Inside, the property now invites modernisation, presenting a blank canvas for buyers with vision. Whether you're dreaming of open-plan living, a contemporary kitchen-diner, or adding value through thoughtful redesign, this home offers the footprint and setting to make it happen.

With no onward chain, the path to ownership is refreshingly straightforward — perfect for those ready to move quickly and start their next chapter.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with sidelight to entrance hall with single radiator, under stairs cupboard, staircase to the first floor and window light to dining room.

GROUND FLOOR CLOAKROOM/WC - With low level WC, vanity unit, window to the rear aspect, extractor fan and tiled walls.

LIVING ROOM - 3.48m (11'5") x 5.9m (19'4") increasing to 8.53m (28')

With single radiator, kickboard radiator, double glazed window to the front aspect, double glazed patio door to the rear aspect and gas fire sat on granite hearth.

DINING ROOM - 2.57m x 3.48m (8'5" x 11'5")

With double glazed windows to the front and side aspect.

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

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BREAKFAST KITCHEN - 4.47m x 2.95m (14'8" x 9'8")

With double glazed window to the rear aspect and double glazed door to the side aspect. Wall, drawer and floor units, breakfast bar, complementary worktops, five ring gas hob, high level electric oven and grill, plumbing for dishwasher, integrated fridge and freezer, utility cupboard with plumbing for washing machine, and one and a half bowl stainless steel sink and drainer unit with mixer tap.

FIRST FLOOR

LANDING - With loft access, double glazed window to the rear aspect and twin radiator.

BEDROOM ONE - 4.06m (13'4") (max) x 3.48m (11'5") to rear of wardrobes

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

EN-SUITE - With wash hand basin, electric towel rail, extractor fan and part tiled walls.

BEDROOM TWO - 2.5m (8'2") x 3.89m (12'9") to front of wardrobes

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

EN-SUITE SHOWER ROOM - With two double glazed windows to the rear aspect, corner shower, vanity unit, low level WC and single radiator.

BEDROOM THREE - 2.95m x 4.37m (9'8" x 14'4")

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

BEDROOM FOUR - 3.7m x 2.6m (12'2" x 8'6")

With double glazed window to the front aspect, single radiator, laminate flooring and large walk-in cupboard.

BATHROOM - With double glazed window to the rear aspect, low level WC, pedestal wash hand basin, bidet, spa bath with shower attachment, twin radiator and tiled walls.

AGENTS REF: - LJ/LS/STO260221/21042026

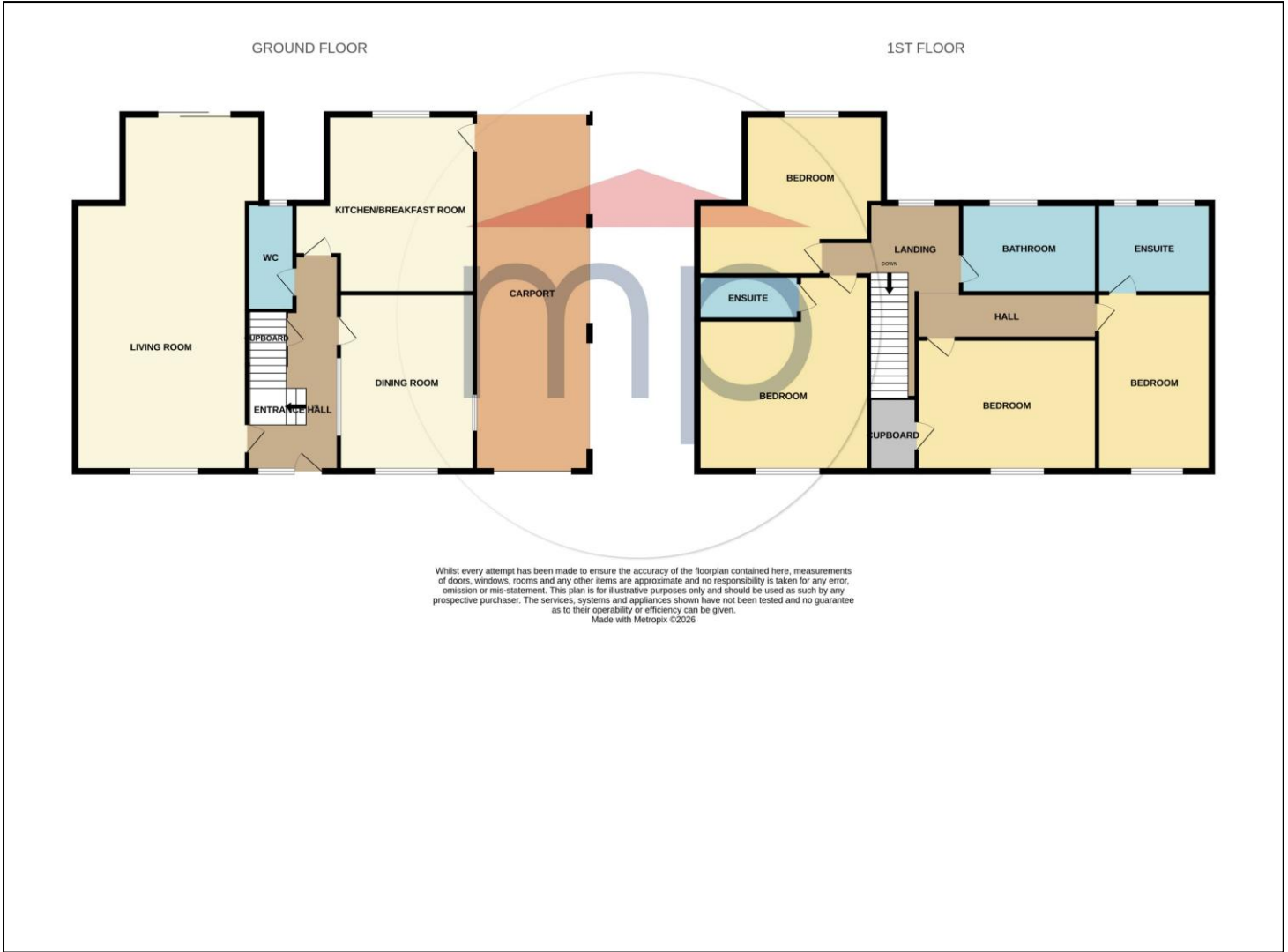
Council Tax Band: E **Tenure:** Freehold

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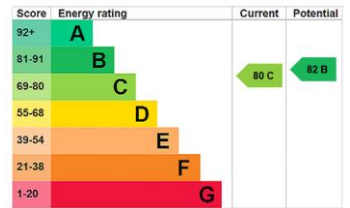


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