

FESCUE CLOSE, FARRIERS PARK, STOCKTON-ON-TEES, TS18 3UH



- ▲ Attractive corner plot position within the popular Farriers Park development
- ▲ Beautifully presented home offering a lifestyle of comfort, convenience, and calm
- ▲ Welcoming setting with a charming flowering cherry tree
- ▲ Peaceful surroundings that feel tucked away yet well-connected
- ▲ Riverside walks to Preston Park just moments from your doorstep
- ▲ Private rear garden enjoying evening sunlight—ideal for relaxing or entertaining
- ▲ Accommodation arranged over three well-designed levels
- ▲ Bright and sociable lounge/diner, perfect for everyday living and hosting
- ▲ Stylish, well-appointed kitchen suited to modern lifestyles
- ▲ Impressive top-floor master suite with dressing area and en-suite, offering privacy and a touch of luxury

£180,000

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Set on an attractive corner plot within the ever-popular Farriers Park, this beautifully presented home offers more than just space—it offers a lifestyle shaped by comfort, convenience, and calm.

From the moment you arrive, the sense of openness and position stands out. A charming flowering cherry tree frames the setting, while the peaceful surroundings hint at what lies beyond: a home that feels both connected and quietly tucked away.

Step beyond your front door and you're moments from scenic riverside walks stretching to Preston Park—perfect for morning runs, weekend strolls, or simply unwinding in nature.

To the rear, a private garden bathed in evening sunlight becomes an extension of your living space. Whether it's alfresco dining, summer gatherings, or a quiet glass of wine at sunset, this is where everyday moments become something more.

Inside, the home unfolds across three thoughtfully designed levels. The ground floor offers a bright, sociable living and dining space, ideal for both relaxed evenings and entertaining. A well-appointed kitchen sits perfectly positioned for modern living—practical, stylish, and ready for everything from quick breakfasts to slow Sunday cooking.

Upstairs, generously sized bedrooms provide flexibility for family life, guests, or working from home.

And at the top, a standout feature: a private master suite retreat complete with dressing area and en-suite, this top-floor space offers a sense of privacy and luxury rarely found at this price point.

GROUND FLOOR

RECEPTION HALL

Composite entrance door to reception hall with store cupboard and staircase to the first floor.

CLOAKROOM/WC

Comprising vanity unit with drawers below, splashbacks, modern radiator, low level WC and double glazed window to the front aspect.

LOUNGE/DINING ROOM - 4.98m x 4.01m (16'4" x 13'2")

With double glazed window and French doors to the rear garden, laminate flooring, radiator and under stairs cupboard.

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KITCHEN - 3.86m x 1.88m (12'8" x 6'2")

With double glazed window to the front aspect and radiator. Shaker style fitted kitchen units with complementary worktops incorporating a stainless steel sink and drainer with mixer tap, electric oven and gas hob with stainless steel splashback and overhead hood, space for fridge freezer, plumbing for washing machine and space for dryer or dishwasher.

FIRST FLOOR

LANDING

With access to bedroom two and three and the family bathroom.

BEDROOM TWO - 4.04m x 3.35m (max) (13'3" x 11' (max))

With two double glazed windows to the front aspect and single radiator.

BEDROOM THREE - 4.04m x 3.5m (max) (13'3" x 11'6" (max))

With double glazed window to the rear aspect, radiator and panelled lower walls.

BATHROOM - 1.9m x 1.88m (6'3" x 6'2")

SECOND FLOOR

BEDROOM ONE - 4.52m x 4m (14'10" x 13'1")

With double glazed window to the front aspect, radiator, built-in cupboard and open to dressing room.

DRESSING ROOM - 3.12m x 1.9m (10'3" x 6'3")

With Velux window to the rear aspect and single radiator.

EN-SUITE - 2.06m x 1.98m (6'9" x 6'6")

With double shower cubicle, vanity unit with drawers below, low level WC, modern radiator towel rail, tiled splashbacks and Velux window to the rear aspect.

EXTERNALLY

GARDENS

Externally the property has undergone substantial improvement with landscaping, patio and pathways, and raised decking with gazebo receives the evening sun as it sets in the west.

PARKING & GARAGE

Driveway for off road parking and separate garage.

AGENTS REF: - LJ/LS/STO260229/10042026

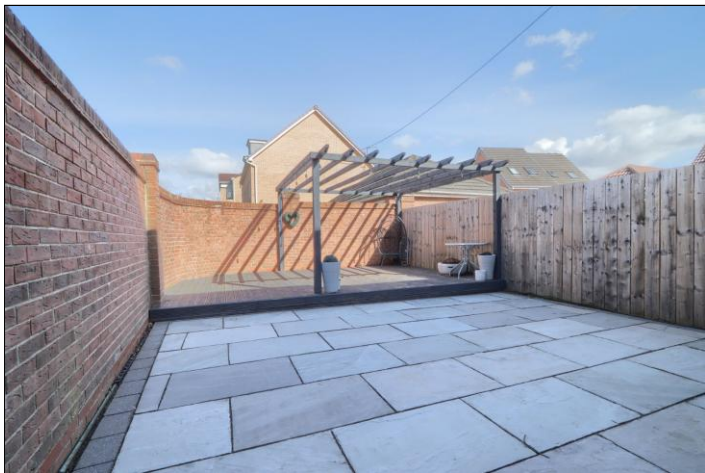
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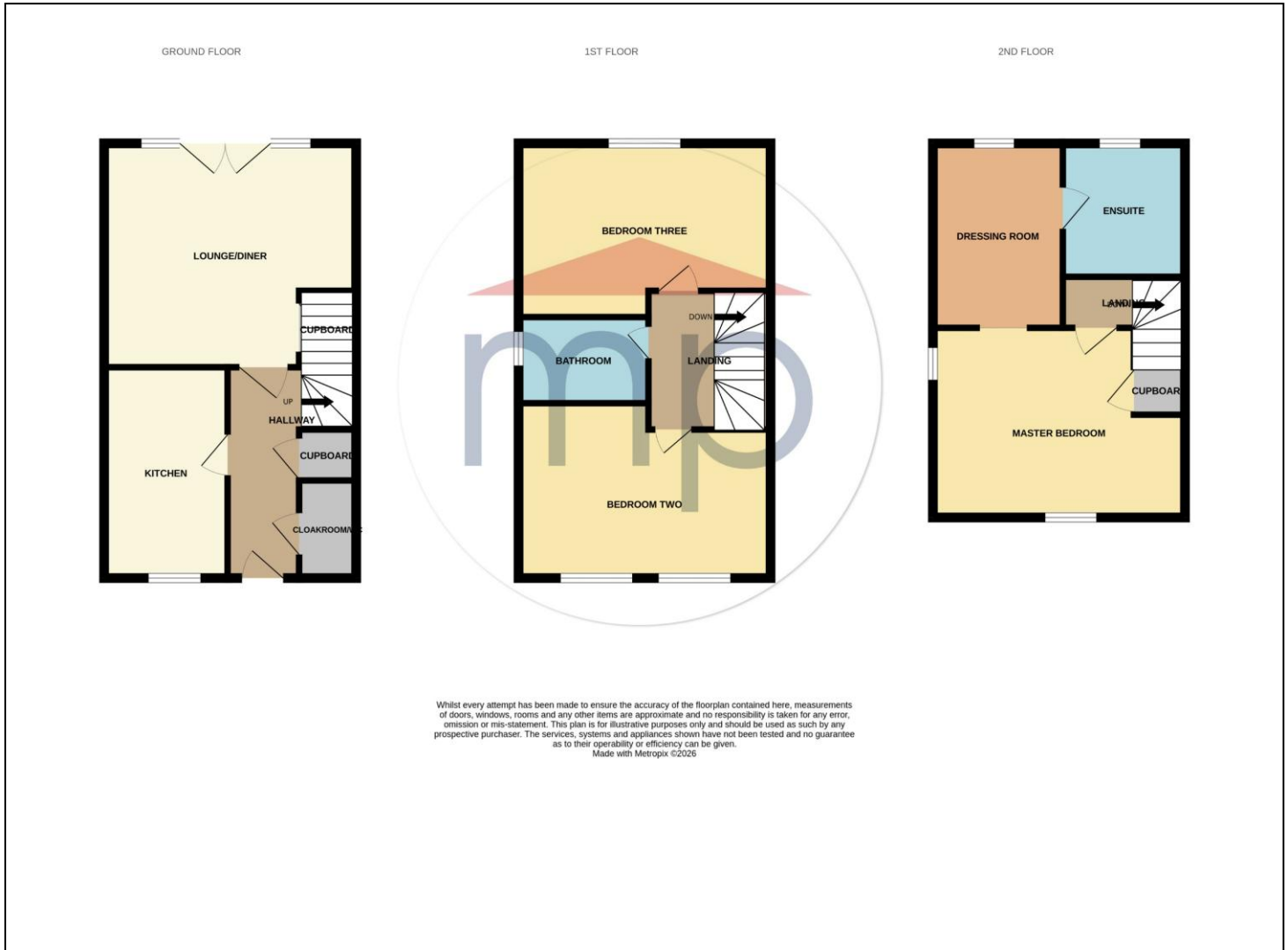
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