

DURHAM ROAD, STOCKTON-ON-TEES, TS19 0DT



- ▲ Attractive bay-fronted end terraced home with timeless kerb appeal
- ▲ Spacious lounge filled with natural light, perfect for relaxing evenings
- ▲ Open sitting/dining room designed for modern family living and entertaining
- ▲ Private rear garden with patio and lawn – ideal for summer gatherings and outdoor dining
- ▲ Three well-proportioned bedrooms offering flexibility for families, guests or home working
- ▲ Stylish modern bathroom finished with a contemporary feel
- ▲ Generous driveway providing convenient off-street parking
- ▲ Located close to local amenities, schools and transport links

£140,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Set behind a generous driveway this attractive bay-fronted end terraced home offers the perfect blend of comfort, practicality and lifestyle appeal. From relaxed family evenings to summer gatherings in the garden, this is a property designed to be enjoyed both inside and out.

Step through the welcoming entrance hall and into a bright bay-fronted lounge, where natural light creates a warm and inviting atmosphere – the ideal space to unwind after a long day. To the rear, the open sitting/dining room provides a sociable hub for modern living, whether hosting friends or enjoying family meals.

The private rear garden is a real lifestyle feature, offering a peaceful outdoor retreat with patio seating areas and lawn space perfect for children, pets or summer entertaining. Mature boundaries give the garden a secluded feel rarely found at this price point.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a stylish modern bathroom, creating flexible space for growing families, home working or visiting guests.

With off-street parking, spacious living accommodation and timeless bay-fronted kerb appeal, this is a home that offers far more than just square footage – it offers a lifestyle centred around comfort, connection and easy everyday living.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with side lights, double glazed window to the side aspect, twin radiator, staircase to the first floor and under stairs cupboard.

LOUNGE - 3.8m x 3.58m (12'6" x 11'9")

With double glazed bay window to the front aspect, radiator and wall mounted gas fire.

SITTING ROOM/DINING ROOM - 4.17m (13'8") into bay x 3.58m (11'9") into recess

With double glazed bay window to the rear aspect, radiator, wall mounted electric fire and double doors to the kitchen.

TO VIEW: Tel: 01642 355000

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

www.michaelpoole.co.uk



DURHAM ROAD, TS19 0DT

KITCHEN - 5.59m x 1.78m (18'4" x 5'10")

A good size kitchen with two double glazed windows to the side aspect and door to the rear garden. Wall, drawer and floor units with complementary worktops incorporating an electric oven, gas hob, sink and drainer unit with mixer tap, plumbing for washing machine and integrated fridge and freezer.

FIRST FLOOR

LANDING - With double glazed window to the side aspect.

BEDROOM ONE - 3.35m (11') x 3.25m (10'8") plus bay

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

BEDROOM TWO - 3.63m (11'11") x 2.5m (8'2") plus robes

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

BEDROOM THREE - 2.13m x 2.03m (7' x 6'8")

With double glazed window to the front aspect and radiator.

BATHROOM - A superb quality bathroom suite with floating vanity unit with drawers below, low level WC, P' shaped bath with shower enclosure, wall mounted ambient light mirror, double glazed window to the rear aspect and towel rail.

EXTERNALLY

PARKING & GARDEN - Externally there is a large block paved drive with gates and gravelled area for extra parking. Double gates continue on to a further driveway with enough parking for a motorhome or caravan. Enclosed private rear garden with patio, stocked borders and shed.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO260287/14052026

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**

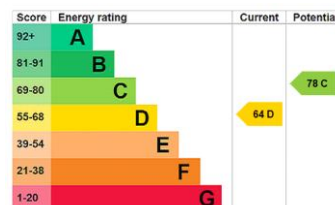


DURHAM ROAD, TS19 0DT





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.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP