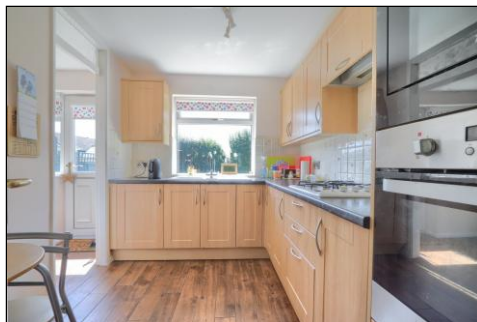


NEWSTEAD AVENUE, WHITEHOUSE FARM, STOCKTON-ON-TEES, TS19 0TB



- ▲ Exceptional detached bungalow in a sought-after location
- ▲ Spacious lounge and dining room with French doors
- ▲ Breakfast kitchen with adjoining utility room
- ▲ Three generous bedrooms & principal bedroom with en-suite bathroom
- ▲ Contemporary family shower room
- ▲ Private enclosed rear garden
- ▲ Extensive block-paved driveway and integral garage
- ▲ Cul-de-Sac position with easy access to Newham Grange Park
- ▲ Owned since 1983 and now ready for new owners to move into and enjoy from day one

£350,000

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Occupying a generous plot within the ever-popular Whitehouse Farm development, this beautifully presented three-bedroom detached bungalow offers the perfect blend of space, privacy and practicality. Designed around comfort rather than compromise, it delivers an exceptional lifestyle for those looking for family sized level living accommodation.

At the heart of the home is the impressive lounge and dining room. Bathed in natural light and opening directly onto the rear garden through French doors, it provides an inviting setting for relaxed evenings, family gatherings and entertaining throughout the seasons. Whether it's Christmas with the family or a quiet Sunday afternoon with the doors thrown open to the garden, this is a room that naturally adapts to every occasion.

The breakfast kitchen is both practical and welcoming, offering, integrated appliances and an adjoining utility room that keeps everyday life organised while providing direct access to both the garden and garage. It's a layout designed to make daily routines feel effortless.

Three well-proportioned bedrooms offer flexibility for visiting family, hobbies or working from home. The principal bedroom enjoys the luxury of its own en-suite bathroom, while the contemporary shower room provides stylish facilities for guests and the remaining bedrooms.

Outside, the property truly comes into its own. The enclosed rear garden offers a peaceful retreat where mornings begin with coffee on the patio and summer afternoons are spent enjoying the sunshine in complete privacy. To the front, an extensive block-paved driveway and integral garage provide excellent parking and secure storage, adding further convenience to this highly desirable home.

Situated within a well-established residential setting, you'll enjoy easy access to local amenities, shops, transport links and countryside walks, creating the ideal balance between peaceful living and everyday convenience.

GROUND FLOOR

ENTRANCE PORCH - Double glazed entrance door with side light to entrance porch and double glazed inner door with side light to reception hall.

RECEPTION HALL - With tiled flooring, twin radiator and large cloak cupboard.

CLOAKROOM/WC - With double glazed window to the porch, single radiator, vanity unit with cabinet below and low level WC with hidden cistern.

TO VIEW: Tel: 01642 355000

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

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NEWSTEAD AVENUE, TS19 0TB

LOUNGE/DINING ROOM - 6.15m x 4.42m (max) (20'2" x 14'6" (max))

With double glazed window and French doors to the rear aspect, two twin radiators, and marble fireplace with matching back, hearth and mantel and inset electric fire.

BREAKFAST KITCHEN - 2.18m x 2.9m (7'2" x 9'6")

With single radiator and double glazed window to the rear aspect. Shaker style wall, drawer, and floor units with complementary granite effect worktops incorporating an asterite one and a half bowl sink and drainer unit with mixer tap, four ring gas hob, high level electric oven and integrated microwave, and tiled splashbacks.

UTILITY - With double glazed window and door to the rear aspect, single radiator, tiled floor, shaker style wall, drawer, and floor units with complementary worktop incorporating plumbing for washing machine, space for fridge freezer and courtesy door to the garage.

INNER HALL - With loft access.

SHOWER ROOM - With double glazed window to the side aspect, wall mounted chrome towel rail, vanity unit with cabinet below, low level WC with hidden cistern, double walk-in shower enclosure, and tiled walls and floor.

BEDROOM ONE - 2.82m x 3.12m (9'3" x 10'3")

With double glazed window to the front aspect, single radiator and built-in wardrobes.

EN-SUITE - With double glazed window to the side aspect, side panelled bath with shower attachment, vanity unit with cabinet below, low level WC with hidden cistern, single radiator, and tiled walls and floor.

BEDROOM TWO - 2.74m (9') x 3.76m (12'4") to rear of wardrobes

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

BEDROOM THREE - 3.38m (11'1") to rear of wardrobes x 2.84m (9'4") (max)

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

EXTERNALLY

GARAGE

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/STO260358/10072026

Council Tax Band: D

Tenure: Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**



NEWSTEAD AVENUE, TS19 0TB



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001sq.ft. (93.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Housaplan 6.0.0.0

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.



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