

THE CLOSE, LONG NEWTON, STOCKTON-ON-TEES, TS21 1DW



- ▲ An extended four bedroom detached home offering generous accommodation of particular interest to family buyers
- ▲ Enjoying a delightful cul-de-sac setting, with only six detached homes, within the sought after village of Long Newton
- ▲ Spacious Lounge with living flame effect gas fire and patio doors leading through to the extensive double glazed Conservatory
- ▲ Dining Room opening to the Sitting Room extension
- ▲ Redesigned Kitchen with an excellent range of fitted units, built in oven, microwave, ceramic hob, integrated fridge/freezer & dishwasher
- ▲ Four bedrooms with two having fitted wardrobes
- ▲ Tiled Bathroom with white suite and separate shower enclosure together with a ground floor Cloakroom/WC
- ▲ Gas central heating system and double glazing
- ▲ Convenient access to the highly regarded village Junior School & providing transport links to the surrounding towns of Yarm, Darlington and Stockton

Offers Over £300,000

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An extended four bedroom detached home offering generous accommodation of particular interest to family buyers and enjoying a delightful cul-de-sac setting, with only six detached homes, within the sought after village of Long Newton.

CONSERVATORY - 5.54m x 3.31m (18'2" x 10'10")

DINING ROOM - 4.83m x 2.72m (15'10" x 8'11")
Opening to ...

GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

CLOAKROOM/WC

LOUNGE - 5.48m (18') x 3.65m (12') reducing to 3.19m (10'6")
Patio doors to ...

SITTING ROOM - 3.87m x 3.29m (12'8" x 10'10")

KITCHEN - 2.90m x 2.66m (9'6" x 8'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.88m x 3.30m (12'9" x 10'10")
Fitted wardrobes.

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BEDROOM TWO - 3.63m x 3.03m (11'11" x 9'11")

BEDROOM THREE - 2.67m x 2.44m (8'9" x 8')

BEDROOM FOUR - 2.89m x 2.14m (9'6" x 7')

BATHROOM/WC

EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned front garden with blue slate sections and block paved paths. A driveway provides off street parking and leads to the single garage with electric up and over door, double glazed window, wall mounted Baxi Solo boiler, plumbing for automatic washing machine, power points and lighting. There is also an internal door to the house entrance porch. To the rear there is an established garden which is mainly laid to lawn with mature shrubs and trees together with a patio area.

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: - DC/LS/YAR260176/15072026

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

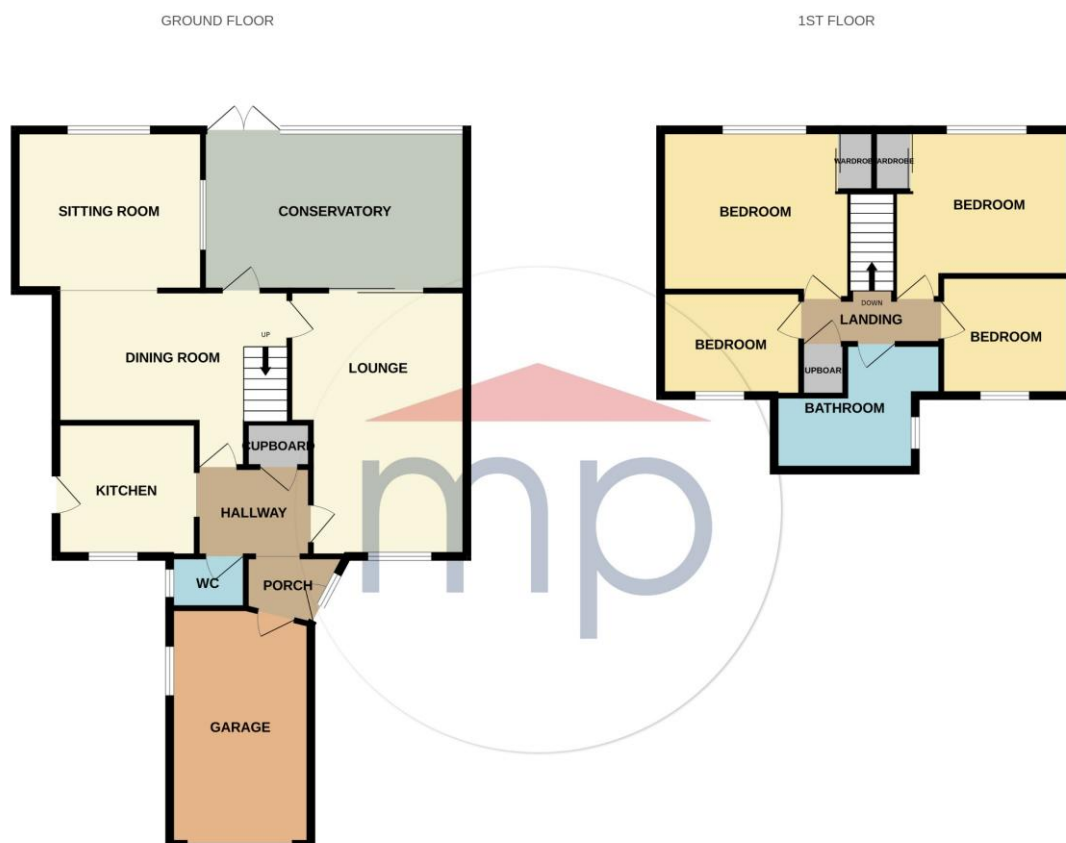
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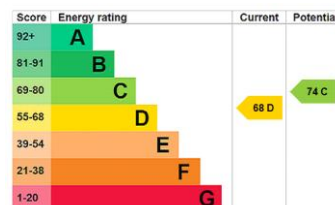
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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