



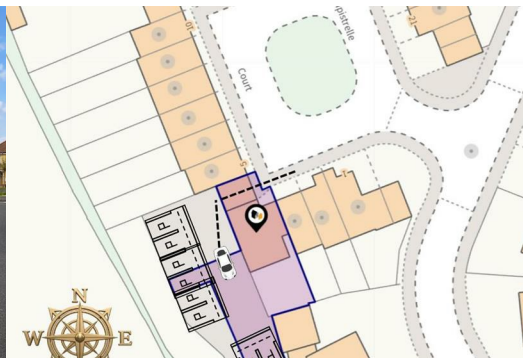
4 Pipistrelle Court

The Elms, Stockton-On-Tees, TS21 3LX

Offers in excess of £150,000



Complete Onward Chain – Back on the Market Due to a Change in the Buyer's Circumstances. Chain Ready for Completion - An Extended Corner Terraced Family Home Situated On A Private Woodland Development. Pipistrelle Court Enjoys A Generous Plot With Off Road Parking And A High Degree Of Privacy. Immaculately Presented And Ready To Move Into, This Beautiful Home Offers A Bright, Contemporary Layout And Lovely Open Views.



Full Description

The Property Features A Spacious Entrance Hallway, Ground Floor W/C, A Modern Kitchen/Diner, And A Bright Conservatory With French Doors Opening Out To The South-Facing Rear Garden. The Lounge Offers A Comfortable Living Space, Perfect For Relaxing Or Entertaining.

To The First Floor Are Three Well-Appointed Bedrooms, Including A Large Master Bedroom Benefiting From Its Own En-Suite Shower Room. There Is Also A Generous Family Bathroom.

Externally, The South-Facing Rear Garden Offers A Lawn And Patio Seating Area, Ideal For Enjoying The Afternoon And Evening Sun. Open Views Over The Surrounding Fields Can Be Enjoyed From The First Floor, Providing A Peaceful And Attractive Outlook. Convenient Parking Is Located At The Rear Of The Property.

Situated In A Desirable And Quiet Location Overlooking A Green, The Home Is Within Easy Reach Of Local Amenities, Schools, And Transport Links—Making It An Ideal Choice For Families, First-Time Buyers, Or Anyone Seeking A Modern And Well-Located Home.

Location

Pipistrelle Court Offers Peaceful Countryside Living While Remaining Well Connected To Nearby Towns And Amenities. The Area Is Highly Regarded For Its Community Feel, Scenic Surroundings, And Easy Access To Major Transport Links.

- University Hospital of North Tees - 5 Minute Drive
- Tesco Extra, Tesco Stores - 5 Minute Drive, 19 Minute Walk
- Lidl, Junction Rd - 2 Minute Drive, 10 Minute Walk
- Rosebrook Primary School - 3 Minute Drive, 14 Minute Walk
- Norton Duck Pond, Village Green, High Street - 5 Minute Drive

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

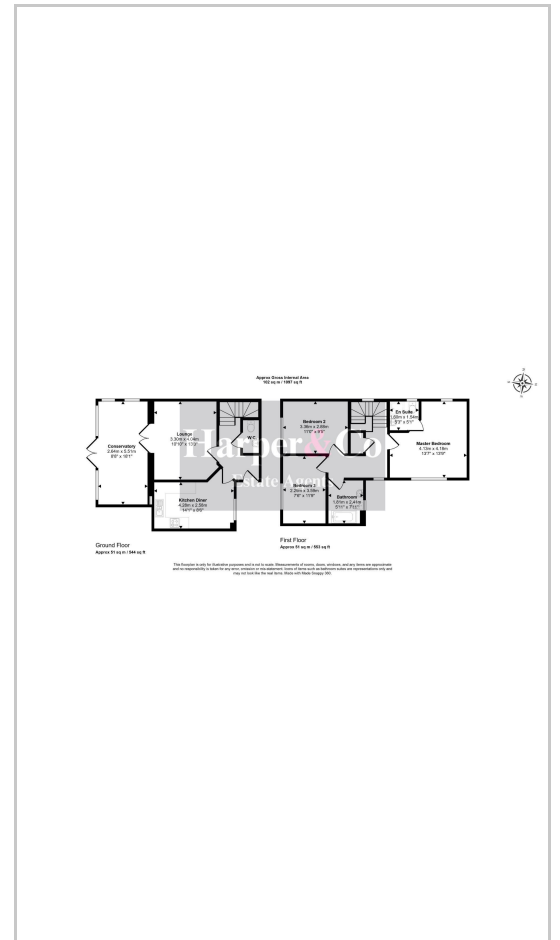
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

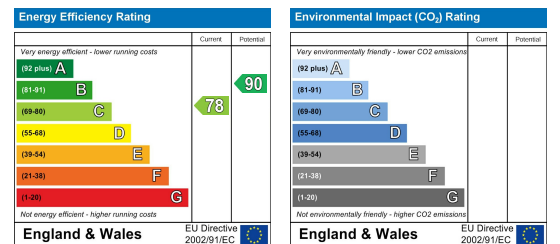
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.