



## 58 Malton Drive

Bishopsgarth, Stockton-On-Tees, TS19 8TU

**Offers in excess of £240,000**



An Exceptionally Spacious And Beautifully Presented Four Bedroom Family Home Which Has Been Significantly Extended To The Side And Rear To Create Versatile Accommodation Of Over 1,500 Sq Ft. Finished To A High Standard Throughout And Offering Flexible Living Space Suitable For Families, Home Workers Or Those Running A Business From Home, This Superb Property Is Ready To Move Straight Into.



**Full Description**

Occupying A Desirable Position Within The Popular Bishopsgarth Area Of Stockton-On-Tees, This Impressive Family Residence Has Been Massively Extended To The Side And Rear, Creating A Substantial Home That Offers Exceptional Flexibility And Space For Modern Living.

The Accommodation Begins With A Practical Porch Entrance And Composite Front Door, Leading Into A Generous Lounge That Provides An Ideal Family Living Space. The Room Features A Dedicated Area For A Log-Burning Stove (Not Included), Creating A Fantastic Focal Point And Adding Character And Warmth To The Home.

The Heart Of The Home Is The Stunning Open-Plan Kitchen Diner, Measuring Over 16ft By 16ft, Offering Ample Space For Entertaining And Everyday Family Life. A Separate Utility Room And Ground Floor W.C. Add Further Practicality.

One Of The Standout Features Of The Property Is The Extensive Side Extension Which Creates A Large Additional Reception Room And A Versatile Beauty Room/Home Office. The Garage Benefits From Two Electric Roller Doors, One Providing Access To The Beauty Room And The Other Retaining Valuable Storage Space.

To The First Floor Are Four Well-Proportioned Bedrooms, Including A Generous Principal Bedroom With En-Suite Shower Room. A Modern Family Bathroom Serves The Remaining Bedrooms.

The Property Has Been Lovingly Maintained And Improved By The Current Owners, Including A Baxi Combination Boiler Installed In 2025 With The Benefit Of A Five-Year Warranty And An Updated Consumer Unit Fitted Approximately Two Years Ago.

Further Benefits Include An Insulated Loft With Pull-Down Ladder, Lighting And Power, Water Taps To The Front And Rear Gardens, External Power Outlets, Quality Fixtures And Fittings Throughout And A High Standard Of Presentation That Allows Any Purchaser To Simply Move In And Enjoy.

Offering Outstanding Versatility And Space, This Exceptional Home Will Appeal To A Wide Variety Of Buyers Including Growing Families, Multi-Generational Households, Home Workers And Business Owners Seeking Flexible Accommodation.

**Location**

Situated Within The Popular Bishopsgarth Area Of Stockton-On-Tees, This Property Enjoys A Pleasant Residential Setting Renowned For Its Family-Friendly Environment, Local Amenities And Excellent Connectivity. The Area Remains A Popular Choice For Families, Professionals And Downsizers Alike.

A Range Of Local Shops, Supermarkets And Everyday Conveniences Are Available Within Approximately 0.5 Miles (Around A 10 Minute Walk), While Stockton Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive) Offering A Wide Selection Of Retail, Leisure And Dining Facilities.

The Area Is Well Served By Well-Regarded Schools, Parks And Recreational Facilities, With Ropner Park Located Around 1 Mile Away (Approximately A 20 Minute Walk), Providing An Attractive Setting For Outdoor Activities And Family Days Out.

The Property Also Benefits From Excellent Access To The A66 And A19, Providing Convenient Commuter Links To Middlesbrough, Darlington And The Wider Tees Valley Region.

**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.

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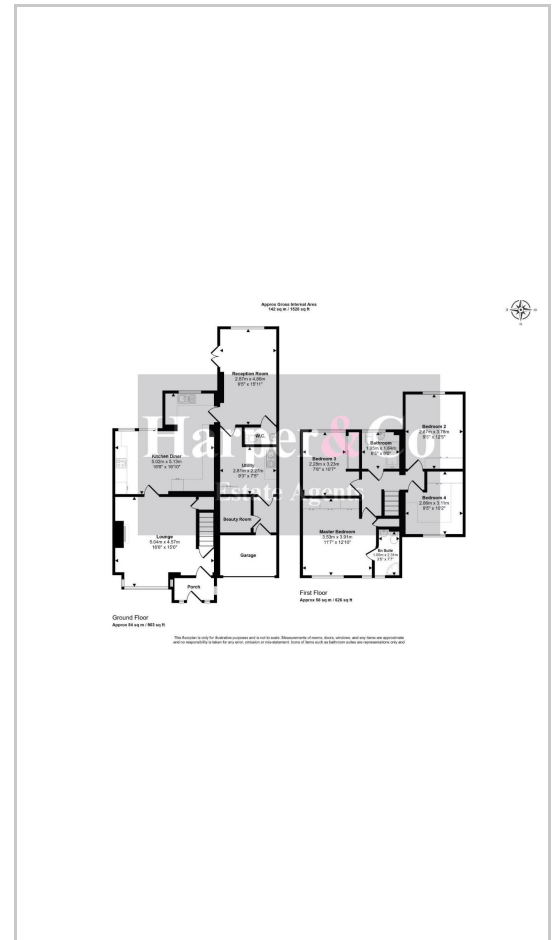
**Money Laundering Notice**

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

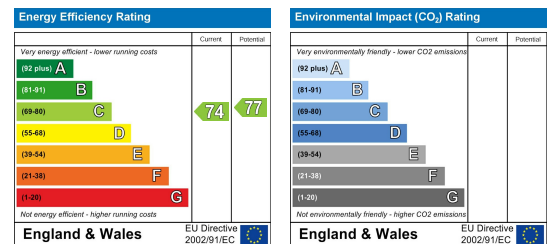
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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