



15 Town Farm Close

Bishopton Village, Stockton-On-Tees, TS21 1HX

£450,000



Located In A Highly Sought-After Village Setting, This Beautifully Presented 3/4 Bedroom Detached Home Offers Flexible Living Accommodation, Ideal For Modern Family Life.



Location

Located In The Beautiful Village Of Bishopton. Town Farm Close Is A Mature & Elegant Cul-De-Sac Located Just Off The High Street.

- The Talbot, 47-49 The Grn - 1 Minute Walk
- Blue Bell Inn, 31 High St - 4 Minute Walk
- Stockton Country Parish, St Peter's Church - 1 Minute Walk
- North East Wake Park, Surf Store, Bishopton Lake - 15 Minute Walk / 2 Minute Drive
- Bishopton Redmarshall Primary School - 3 Minute Walk

Distance Times Estimated Using Google Maps.

Vendor Provided Information

- Air Source Heat Pump Installed In 2012
- The Sunroom Extension Was Complete In 2016
- Solar Panels Are Owned Outright With A Recently New Inverter
- EV Car Charger Installed
- uPVC Windows & Doors Upgraded In 2014 & 2022
- Both Bathrooms Are Relatively New
- Wood Burning Stove Has Certificate Of Installation
- Loft Space Is Part Boarded

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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Property Description

The First Floor Comprises Three Well-Proportioned Bedrooms, With The Master Bedroom Benefitting From An Adjoining Dressing Room Or Nursery – A Perfect Setup For Young Families Or Those In Need Of Extra Space. The Generous Family Bathroom Features A Charming Freestanding Roll-Top Bath, While A Ground Floor Shower Room Adds Extra Convenience.

On The Ground Floor, A Versatile Room Can Be Used As An Office, Guest Room, Or Fourth Bedroom, Complete With Its Own WC. A Spacious Dual-Aspect Living Room Provides Plenty Of Natural Light And A Welcoming Feel, While The Sunroom Extension With Bi-Folding Doors And A Log-Burning Stove Creates A Stunning Space For Relaxing Or Entertaining.

The Property Benefits From An Air Source Heat Pump And Owned Outright Solar Panels, Making It Both Energy-Efficient And Environmentally Friendly.

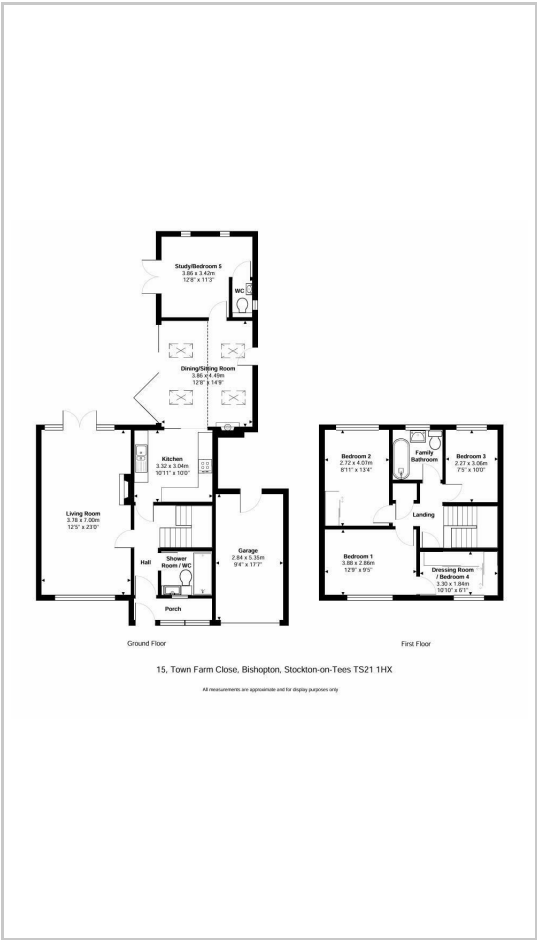
Outside, The Driveway Offers Ample Off-Road Parking Leading To A Garage, And The Stunning, Mature Garden Boasts A Well-Kept Lawn And Patio Area – Perfect For Enjoying Outdoor Living In A Peaceful Setting.

Don't Miss The Opportunity To View This Charming And Flexible Family Home In A Truly Idyllic Location.

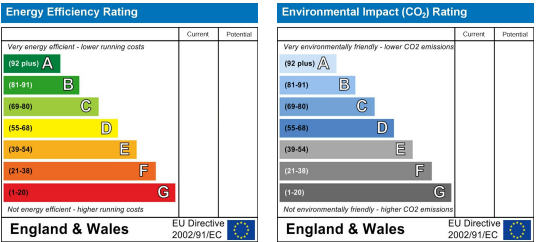
Area Map



Floor Plans



Energy Efficiency Graph



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