



23 Stoneacre Avenue

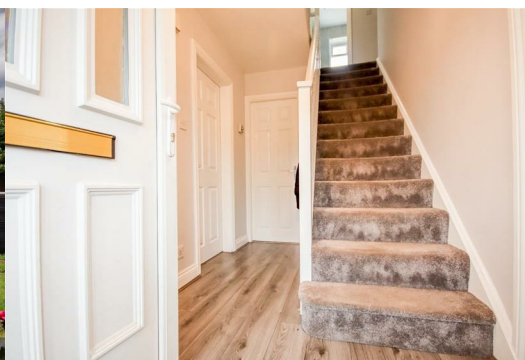
Ingleby Barwick, Stockton-On-Tees, TS17 0XE

£320,000



An Impressive Detached Family Home Situated On A Huge Corner Plot. With Concrete Imprint Driveway, Beautiful Garden, Patio Areas & Timber Shed. Internally, The Garage Has Been Converted To Create A Large Kitchen & Allow For An Office/Potential Ground Floor Bedroom & A Separate Utility Room.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



Location:
Stoneacre Avenue Is Accessed From Haresfield Way Which Is Off Ingleby Way. Offering Great Transport Links, Only Minutes Away From A66 & A19.

Beckfields, Pub & Restaurant - 5 Minute Walk
Myton House Farm, Pub & Restaurant - 11 Minute Walk
Tesco Superstore - 11 Minute Walk / 4 Minute Drive
St Therese Of Lisieux Primary School - 13 Minute Walk / 3 Minute Drive
Barley Fields Primary School - 11 Minute Walk / 3 Minute Drive

Journey Times Estimated By Google Maps.

Accommodation Complries:
Entrance Porch & Hallway, Living Room Leading To The Conservatory, Ground Floor Cloakroom W.C, Good Sized Dining Room Which Leads To The Kitchen & Office, Utility Room With Door Leading To The Rear Garden. To The First Floor Is The Family Bathroom & Four Double Bedrooms With The Master Bedroom Benefiting An En-Suite.

Externally, A Large Concrete Imprint Driveway Provides Off-Road Parking For Multiple Cars. The Front Of The Original Double Garage Is Used For Storage With Electric Roller Doors. The Generous Rear Garden Is Laid To Lawn With Patio Seating Areas, Flowers & Borders, 2x Garden Sheds & A Summer House.

The Property Is Security Alarmed.

Entrance Porch
uPVC Double Glazed Entrance Door & Windows.

Hallway
uPVC Double Glazed Door, Doors Leading To The Living Room, Cloakroom W.C & Dining Room, Staircase Leading To The First Floor.

Living Room
Dual Aspect Living Room With uPVC Window To Front & Sliding Doors Into Conservatory, Gas Feature Fireplace, x2 Radiators.

Conservatory
uPVC Windows Throughout & Double Doors Leading Out To The Rear Garden, Radiator.

Cloakroom W/C
White W/C & Wash Hand Basin With Vanity Unit, Radiator.

Kitchen
Fitted With A Range Of Modern Base, Wall & Drawer Units Complimented By Wooden Work Surfaces, Inset Sink Unit & Mixer Tap, Feature Island With Base Cupboards, Space For Freestanding Cooker, Extractor Hood Above, Integrated Dishwasher, Space For An American Style Fridge/Freezer, Washing Machine & Tumble Dryer, Radiator, uPVC Double Glazed Door Leading To The Rear Garden.

Dining Room
uPVC Double Glazed Window To The Front Aspect, Radiator, Space For Family Sized Dining Room Table, Door Into Kitchen & Door Into The Office.

Office
uPVC Double Glazed Window To The Rear Aspect, Radiator, Door Leading To The Utility Room, Door Leading From The Dining Room.

Utility Room
Fitted With Base & Wall Units, Work Surface With Sink Unit & Mixer Tap, Space For A Fridge/Wine Cooler.

First Floor Landing
Provides Access To All Four Double Bedrooms & Family Bathroom.

Master Bedroom
uPVC Double Glazed Window & Radiator, Access Into En-Suite.

En-Suite
Stylish White W/C, Wash Hand Basin With Storage & Bath With Water Jets, uPVC Double Glazed Window, Luxury Towels Radiator.

Bedroom Two
uPVC Double Glazed Window & Radiator.

Bedroom Three
uPVC Double Glazed Window & Radiator.

Bedroom Four
uPVC Double Glazed Window & Radiator.

Family Bathroom
Tiled Family Bathroom Fitted With White Hand Wash Basin, White W/C, White Bath With Over Head Electric Shower, Simple Glass Shower Screen, Stylish Towel Radiator & uPVC Double Glazed Window.

Garden Summer House
5m x 4m & Has Power Supplied.

Energy Efficiency Rating: C
The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: D

Measurements
Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

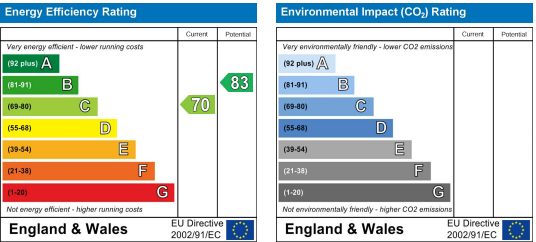
Area Map



Floor Plans



Energy Efficiency Graph



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