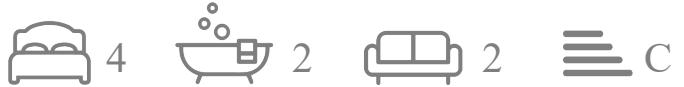




23 Stoneacre Avenue

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 Comprises:

Entrance Porch & Halfway, 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

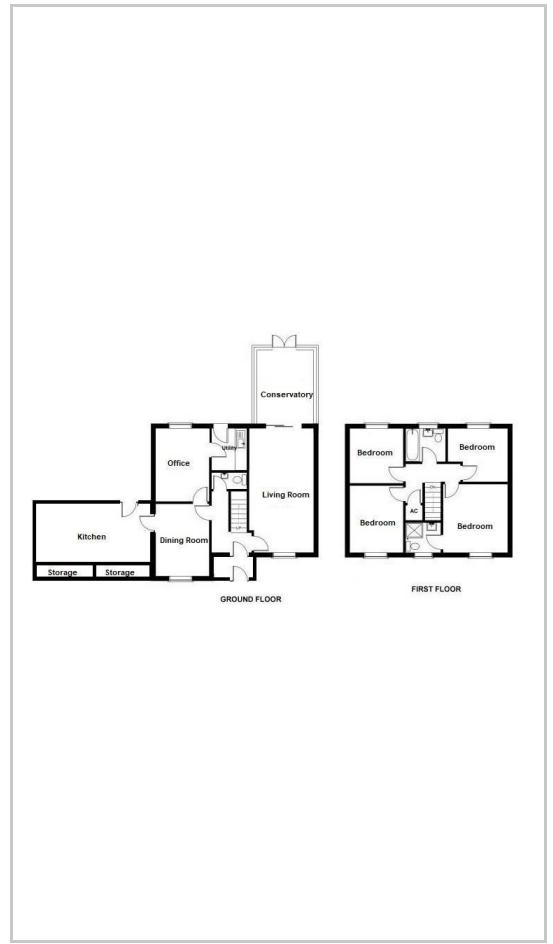
Measurements

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

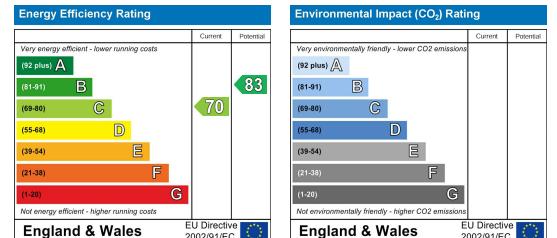
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.