



## 6 Beccles Close

Elm Tree, Stockton-On-Tees, TS19 0XB

**£200,000**



Nestled In The Charming Cul-de-sac Of Beccles Close, Elm Tree, This Delightful Detached Family Home Offers A Perfect Blend Of Comfort And Modern Living. With No Through Traffic, The Location Ensures A Peaceful Environment, Ideal For Families Seeking Tranquillity.



## Full Description

The Property Boasts Three Well-proportioned Bedrooms, Providing Ample Space For Family Life Or Guests. The Single Reception Room Is Inviting And Versatile, Perfect For Both Relaxation And Entertaining. The Recently Fitted Modern Kitchen Is A Standout Feature, Equipped With Integrated Appliances That Cater To All Your Culinary Needs, Making Meal Preparation A Pleasure.

Set On A Generous Plot, The Home Benefits From A High Level Of Privacy In The Rear Garden, Creating A Serene Outdoor Space For Children To Play Or For Hosting Summer Gatherings. The Long Driveway Offers Off-road Parking For Several Vehicles, Including Space For A Motorhome Or Camper Van, Which Is A Rare Find In Residential Properties.

This Extended Detached House Is Not Just A Home; It Is A Sanctuary That Combines Modern Amenities With A Peaceful Setting. Whether You Are A Growing Family Or Looking For A Spacious Retreat, This Property Is Sure To Meet Your Needs. Don't Miss The Opportunity To Make This Lovely House Your New Home.

## Location

Rimswell Parade, Shops & Post Office - 13 Minute Walk  
Whitehouse Primary School - 14 Minute Walk  
Our Lady & St Bede School - 15 Minute Walk  
St Mark's CE VA Primary School - 14 Minute Walk  
Sainsburys - 5 Minute Drive

Distance Times Estimated Using Google Maps.

## Note

Please Find The Attached Brochure With Material Information For Buyers.

The Seller Informs Us The Boiler Has Recently Been Fitted In 2024,

## 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.

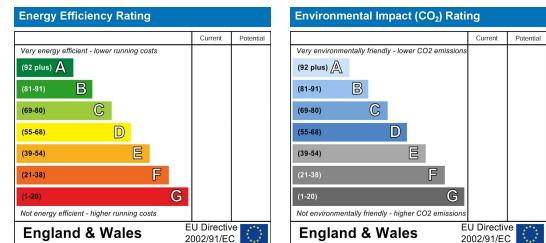
## Area Map



## Floor Plans



## Energy Efficiency Graph



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