



## 14 Aristotle Drive

Meadow Rise, Stockton-On-Tees, TS19 8GH

**Offers in excess of £130,000**



For Sale With The Advantage Of Having No Onward Chain. Built In Just 2013, With The Remaining 10 Year N.H.B.C Builders Warranty In Place. An Immaculately Presented Home Which Will Make An Ideal First Purchase Or Investment Opportunity. Cul-De-Sac Location, Within Walking Distance Of Nearby Local Amenities & North Tees General Hospital.

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!





Internal Accommodation Comprises: Entrance Hallway, Ground Floor Cloakroom W/C, Spacious Living Room Featuring French Doors Which Open Out To A Sunny South Westerly Facing Rear Garden, Good Sized Kitchen/Diner. To The First Floor Is The Family Bathroom & Three Bedrooms, With The Master Bedroom Benefiting An En-Suite Shower Room.

Externally, The Double Length Driveway Provides Off Road Parking For 2 Cars Or A Caravan/Motorhome. The Enclosed Rear Garden Is Not Overlooked Offering A High Level Of Privacy. There Is Paved Patio Seating Area, External Water Outlet & Secure Gated Side Access.

Location

From Harrowgate Lane Turn Onto Einstein Way. Take The Third Right Onto Aristotle Drive. The Property Is Located On The Left-Hand Side.

University Hospital Of North Tees - 6 Minute Walk  
Durham Road Tesco Extra, Fuel Station & McDonalds - 15 Minute Walk, 4 Minute Drive  
Lidl Supermarket - 17 Minutes Walk, 4 Minute Drive  
Norton Village, Duck Pond & High Street - 7 Minute Drive  
Stockton Town Centre & Riverside - 10 Minute Drive

Public Transport Links Nearby With Bus Routes 37, 58, 58A, UTC & X22 Within Walking Distance.  
Distance Times Suggested By Google Maps.

Entrance Hallway

Composite Entrance Door, Doors Leading To The Living Room, Kitchen/Diner & Cloakroom W/C, Under Stair Storage, Staircase Leading To First Floor Landing.

Living Room

14'9 x 11'9 (4.50m x 3.58m)  
uPVC Double Glazed French Doors To The Rear Aspect, Radiators x2, Under Stair Storage Cupboard.

Kitchen/Diner

15'2 x 8'2 (4.62m x 2.49m)  
Fitted With A Range Of High Gloss Base, Wall & Drawer Units, Work Surface Incorporating A Stainless Steel Sink Unit, Built-In Oven & Hob With Overhead Extractor Fan, Space For An American Style Fridge Freezer, Washing Machine, Tumble Dryer & Dishwasher, With Some Appliances Included In The Sale, Space For A Dining Table, uPVC Double Glazed Window To The Front Aspect, Radiator.

Cloakroom W/C

6'5 x 2'9 (1.96m x 0.84m)  
White Wash Hand Basin, W/C, Radiator.

First Floor Landing

Doors Leading To Three Bedrooms & Family Bathroom, Storage Cupboard.

Master Bedroom

11'4 x 11'8 (3.45m x 3.56m)  
uPVC Double Glazed Window To The Rear Aspect, Radiator, Door Leading To The En-Suite Shower Room.

En-Suite Shower Room

Fitted With A Shower Cubicle, White Wash Hand Basin, W/C, Radiator.

Bedroom Two

11'0 x 8'0 (3.35m x 2.44m)  
uPVC Double Glazed Window To The Front Aspect, Radiator.

Bedroom Three

9'5 x 6'4 (2.87m x 1.93m)  
uPVC Double Glazed Window To The Front Aspect, Radiator.

Family Bathroom

8'0 x 6'0 (2.44m x 1.83m)  
Fitted With A White Three Piece Suite Comprising: Panelled Bath, Wash Hand Basin, W/C, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window To The Side Aspect.

Measurements

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

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

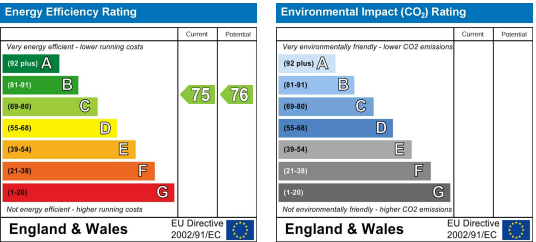
Area Map



Floor Plans



Energy Efficiency Graph



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