



## 4 Greenfield Way

Old School Gardens, Stockton-On-Tees, TS19 9FA

**Offers in excess of £200,000**



Welcome To Greenfield Way, Old School Gardens In Stockton-On-Tees - A Charming End Terrace/Semi-Detached House Built In 2021 By The Renowned 5-Star Home Builder, Bellway. This Delightful Property Boasts A Modern 'Harper' Design, Offering A Perfect Blend Of Style And Functionality.

As You Step Inside, You Are Greeted By A Spacious Open Plan Kitchen/Diner Featuring Sleek Zanussi Integrated Appliances, Making It A Hub For Culinary Delights And Social Gatherings. The Property Comprises Three Inviting Bedrooms, Providing Ample Space For Relaxation And Rest.

With Two Well-Appointed Bathrooms, Mornings Will Be A Breeze In This Home. The Generous Size Plot Ensures A High Level Of Privacy, Especially With The Rear Aspect Not Being Overlooked, Offering A Tranquil Retreat From The Hustle And Bustle Of Everyday Life.





Location:

Situated just off Blakeston Lane, the Old School Gardens development is well served by local buses and trains from both Stockton and Thornaby railway stations and there are excellent transport links to the A19 and A689. Darlington station is just 12 miles away and connects with the east coast mainline to Newcastle, Durham and York.

Old School Gardens benefits from being just a mile and a half from Norton village's lively high street, with a variety of shops, restaurants, coffee shops, salons, boutiques, pubs, a butcher's and a library. Both Stockton and Billingham town centres are within three miles and offer a range of leisure facilities, from whitewater rafting at Tees Barrage to ice skating and a theatre at Billingham Forum.

When it comes to everyday amenities, Old School Gardens has plenty of essentials close by including a gym and two large supermarkets within a 10-minute walk. Less than three miles away you'll find Wynyard Woodland Park, offering excellent routes for walking and cycling, with linking footpaths to other Stockton-on-Tees nature spots including Thorpe Wood Local Nature Reserve, Tilery and Brierley Woods and the splendid Pickard Meadows (a huge, newly-established wildflower meadow).

Families will benefit from a fantastic choice of schools available locally, with a number of well-regarded primary schools and secondary schools within 10 minutes of the development.

Entrance Hallway

Door Leads To The Living Room, Cloakroom W.C, Kitchen/Diner, Staircase To The First Floor, Radiator.

Living Room

uPVC Double Glazed Window, Radiator.

Cloakroom W.C

White Hand Wash Basin, W.C, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Benefiting From An Integrated Zanussi Single Oven, Hob, & Fridge Freezer, Space For A Dining Table & Chairs, uPVC Double Glazed French Doors Leading To The Rear Garden, Radiator.

First Floor Landing

uPVC Double Glazed Window, Access To The Bedrooms & Bathroom.

Master Bedroom

uPVC Double Glazed Window, Radiator, Door To The En-Suite.

En-Suite Shower Room

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

Bedroom Two

uPVC Double Glazed Window, Radiator,

Property Information

Tenure: Freehold

Management Charge: TBC

Local Authority: Stockton Borough Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: C

Services: The Property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: None which our clients are aware of

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None

Bedroom Three

uPVC Double Glazed Window, Radiator,

Loft Space

Insulated.

Detached Garage

Up & Over Door, Power Supply, W.C, Hand Wash Basin.

Energy Performance Rating: B

The Full Energy Efficiency Certificate Will Then Be Available On Request.

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Coastal Erosion: None

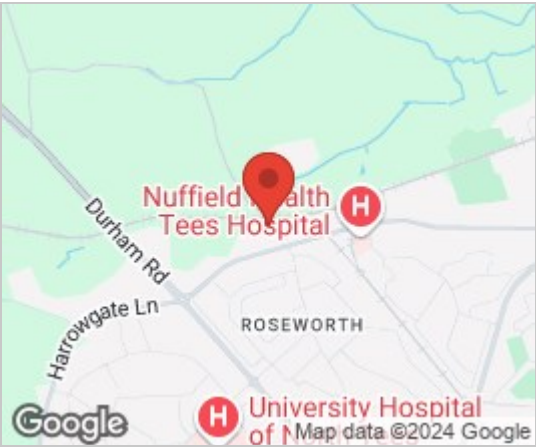
Coal Mining In The Local Area: None

Other: A Railway Line Runs Behind The Property

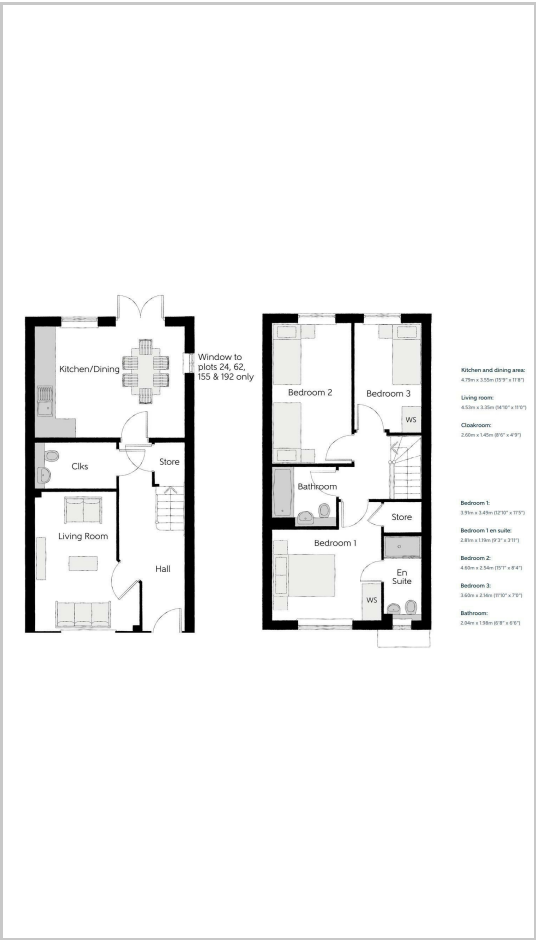
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Area Map



Floor Plans



Energy Efficiency Graph

