



## 23 Pegasus Avenue

Queensgate, Stockton-On-Tees, TS18 3QU

**Offers in excess of £200,000**



This Stunning Family Home Will Appeal To A Variety Of Buyers. The Property Is Immaculately Presented Throughout & Comes With Features Including Sumptuous Carpets & Flooring, Heated Towel Rails, Internal Spotlights, Custom Fit Blinds, Luxury Tiles, Converted Garage To A Bar/Office Room With Storage, Recently Landscaped Garden, External Water Outlet, Nest Heating System & Much More...



Ground Floor Accommodation Comprises: Entrance Hallway, Kitchen With Integrated Appliances, Cloakroom W/C, Spacious Living Room With Double Doors Opening Through To The Dining Room, French Doors Open Out From The Dining Room To The Rear Garden. To The First Floor Is The Master Bedroom With En-Suite Shower Room, A Further Two Bedrooms & Family Bathroom.

Externally, The Driveway Provides Off-Road Parking Leading To A Single Attached Garage. The Garage Is Partitioned To Create Storage Space & A Bar/Office With Door Leading From The Rear Garden. To The Front Aspect, A Porcelain Tiled Footpath Leads To The Entrance Doorway. The Side Aspect Provides Secure Gated Access To A Beautiful Landscaped Rear Garden.

#### Location

From Yarm Road, Turn Onto Sculptor Crescent, Take The First Exit From The Roundabout Onto Carina Crescent, Take The Second Right Turn Onto Pegasus Avenue. The Property Is Located On The Left-Hand Side.

#### Entrance Hallway

Composite Entrance Door, Radiator, Under Stairs Storage Cupboard, Doors Leading To The Kitchen, Living Room & Ground Floor Cloakroom W/C, Staircase Leading To The First Floor Landing.

#### Living Room

uPVC Double Glazed Window To The Front Aspect, Double Doors Leading To The Dining Room, Feature Media Wall With TV Point, Radiator

#### Kitchen

Fitted With A Range Of Contemporary Base, Drawer & Wall Units, Work Surface Incorporating A Stainless Steel Sink Unit With Mixer Tap, Built-In Oven & Hob With Extractor Hood Above, Integrated Fridge Freezer, Dishwasher & Washing Machine, uPVC Double Glazed Window To The Rear Aspect, Radiator, Recessed Spotlights To The Ceiling, Cupboard Housing The Combi Boiler, Opening Through To The Dining Room.

#### Dining Room

Space For A Dining Table And Chairs, Radiator, uPVC Double Glazed French Doors With Perfect Fit DuoLight Blinds Leading To The Rear Garden.

#### Ground Floor Cloakroom W/C

White Wash Hand Basin With Chrome Mixer Tap, Close Coupled W/C, Radiator, Tiled Splash Back, uPVC Double Glazed Window To The Front Aspect.

#### First Floor Landing

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

#### Master Bedroom

uPVC Double Glazed Window To The Rear Aspect, Radiator, Door Leading To The En-Suite Shower Room.

#### En-Suite Shower Room

Fitted With A Double Fully Tiled Shower Enclosure With Sliding Glass Door, White Wash Hand Basin With Chrome Mixer Tap, W/C, Recessed Spotlights To The Ceiling, Half Tiled Walls, Chrome Ladder Style Towel Radiator.

#### Bedroom Two

uPVC Double Glazed Window At The Rear Aspect, Radiator.

#### Bedroom Three

uPVC Double Glazed Window At The Front Aspect, Radiator.

#### Family Bathroom

Fitted With A White Suite Comprising: White Panelled Bath With Chrome Mixer Tap, Wash Hand Basin With Chrome Mixer Tap, W/C, Chrome Ladder Style Towel Radiator, Half Tiled Walls, uPVC Double Glazed Window To The Front Aspect.

#### Bar/Office

uPVC Double Glazed Door, Remote Controlled Wall Mounted Air Con/Heating Unit, Power, Lighting.

#### Garage

Partition Storage Space, Roller Door, Power & Lighting, Pitched Roof For Additional Storage.

#### Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available Upon Request.

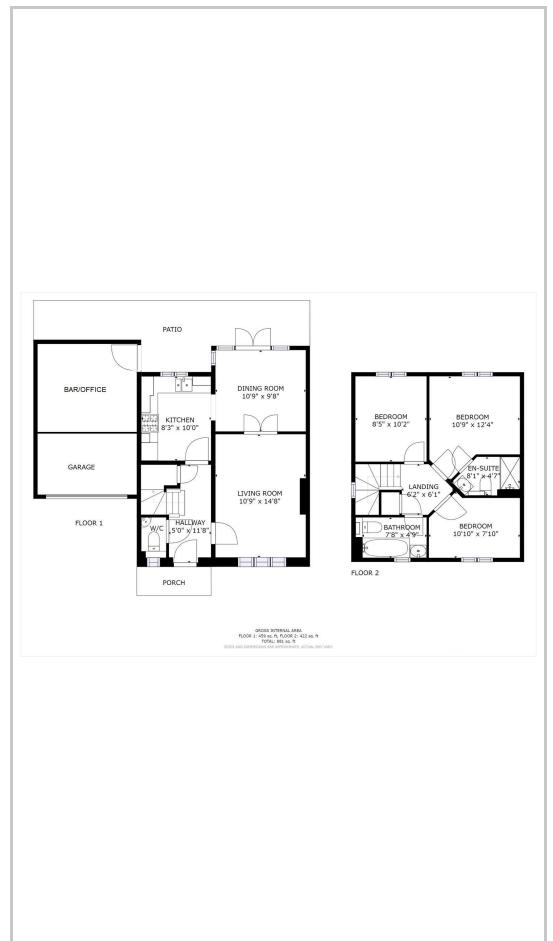
#### Measurements

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

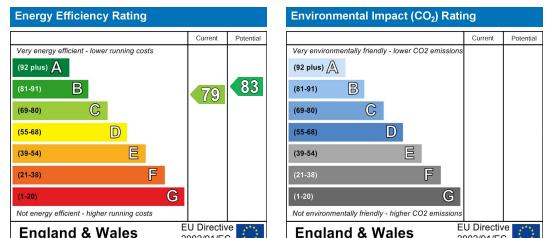
## Area Map



## Floor Plans



## Energy Efficiency Graph



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