



**Barrington Avenue, Stockton-On-Tees,
TS19 0UE**

4 Bedroom - House - Detached

Or Nearest Offer £215,000

EPC Rating: C

TENURE: Freehold

COUNCIL TAX BAND D

We are pleased to offer for sale a spacious four bedroom detached house with the benefit of a lawned front garden, a long paved drive providing excellent off street parking and a private south facing rear garden with paved patio area. The property offers family sized accommodation with the benefit of gas central heating and upvc double glazing and offers excellent potential to create an excellent family home.

Barrington Avenue is located in a popular residential area off Elm Tree Avenue where you will find local shops, a public house and regular bus services to the Town Centre. Within walking distance of schools for all age groups, Sainsburys supermarket and an excellent network of roads providing easy access to the surrounding areas.

The accommodation briefly comprises: Entrance Hall, 21' Lounge with dual aspect windows and feature fireplace, separate Dining Room, Kitchen with fitted floor and wall units, fitted worktops and stainless steel sink, Rear Hall, ground floor Cloakroom/ wc with a white suite, Landing, four Bedrooms and Bathroom/ wc with a white suite and wall mounted shower.

Offered for sale with the benefit of no onward chain and viewing is highly recommended to appreciate the property fully.

For a viewing contact Smith & Friends Estate Agents - Stockton

Lounge

21'6 x 11'0 narrowing to 9'10 (6.55m x 3.35m narrowing to 3.00m)

Dining Room

12'0 x 9'8 narrowing to 9'0 (3.66m x 2.95m narrowing to 2.74m)

Kitchen

9'2 x 8'8 increasing to 9'8 (2.79m x 2.64m increasing to 2.95m)

Rear Lobby

Cloakroom/Wc

Bedroom 1

12'2 x 11'2 increasing to 13'0 (3.71m x 3.40m increasing to 3.96m)

Bedroom 2

12'0 x 9'8 increasing to 11'0 (3.66m x 2.95m increasing to 3.35m)

Bedroom 3

9'2 x 8'10 maximum measurement (2.79m x 2.69m maximum measurement)

Bedroom 4

9'2 x 7'8 narrowing to 6'10 (2.79m x 2.34m narrowing to 2.08m)

Bathroom/wc

7'4 x 5'4 (2.24m x 1.63m)

Outside

Open plan front garden laid to lawn. Long paved driveway providing excellent off street parking facilities and leading to the garage. Private south facing rear garden enclosed by timber fencing laid to lawn with established shrubs, paved patio area and water tap. Detached brick garage 17'0 x 8'2 with up and over door and window to the side elevation.



Barrington Avenue

Approximate Gross Internal Area

1135 sq ft - 105 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

