



SEMI DETACHED HOUSE. FOUR BEDROOMS. TWO BATHROOMS. SUPERB FAMILY HOME. EXTENDED TO THE REAR. SOUGHT AFTER RESIDENTIAL AREA. QUIET CUL DE SAC LOCATION. OFF STREET PARKING FOR THREE CARS. SOUTH FACING REAR GARDEN. CLOSE TO EXCELLENT SCHOOLS. VIEWING HIGHLY RECOMMENDED.

This four bedroom semi detached house would be ideal for a variety of buyers having the benefit of a large double bedroom on the ground floor with en suite wet room ideal for a teenager or elderly relative. Extended on the ground floor to the rear the property

offers superb family sized accommodation with a south facing rear garden with paved patio area. Located in a sought after residential area off Fairfield Road in a quiet cul de sac position off The Avenue. Within walking distance of local shops, schools for all age groups, regular bus services and approximately one and a half miles from Stockton town centre. With the benefit of gas central heating and uPVC double glazing the accommodation briefly comprises: Entrance Hall, Bedroom 4, Wet room with white suite, open plan Lounge/ Dining Room with Adam style fireplace in the lounge and open fire in the dining room, Utility Area, refitted Kitchen/ Breakfast Room with integrated appliances, Landing, Boarded Loft space, three Bedrooms and Bathroom/ WC with a white suite. Externally there is an open plan concrete paved garden providing off street parking and a good sized south facing rear garden with paved patio area which enjoys a degree of privacy. Rarely available in this road an internal inspection is highly recommended to appreciate the property fully.

Westerleigh Avenue, Stockton, TS19 7ER

4 Bed - House - Semi-Detached

Offers In The Region Of £220,000

EPC Rating

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

GROUND FLOOR:

ENTRANCE HALL

Double glazed entrance door to the front elevation. Staircase leading to the first floor. Central heating radiator, door leading to the dining room and bedroom four and access through to a utility area.



BEDROOM 4

15'8 x 9'4 (4.78m x 2.84m)

Double glazed window to the front elevation. Central heating radiator, wood effect laminate flooring and sliding door leading to a Wet room.

WETROOM

9'4 x 6'0 (2.84m x 1.83m)

Double glazed window to the side elevation. White suite comprising pedestal washbasin and low level WC. Wall mounted electric shower, ceramic tiled walls, extractor fan, electric heater, central heating radiator and fitted storage cupboard.



LOUNGE

11'6 into bay window x 12'8 into alcove (3.51m into bay window x 3.86m into alcove)

Double glazed bay window to the front elevation. Attractive wall mounted Adam style fireplace with living flame pebble effect gas fire. TV aerial point, central heating radiator, ceiling coving and archway leading to the dining room.

DINING ROOM

11'8 x 12'8 into alcoves (3.56m x 3.86m into alcoves)

Double glazed patio doors to the rear elevation leading to the rear garden. Brick fireplace with marble effect hearth and open fire. Central heating radiator and ceiling coving.



UTILITY AREA

8'4 x 6'4 (2.54m x 1.93m)

Built in under stair storage cupboard and central heating radiator. Access through to the kitchen.

KITCHEN/BREAKFAST ROOM

16'10 x 12'0 (5.13m x 3.66m)

Double glazed window to the rear elevation. Fitted with an excellent range of floor, wall and drawer units with wood effect fitted work surfaces having a tiled splashback surround and incorporating a single drainer resin sink unit with mixer tap. Built in oven, microwave, hob, extractor hood and dishwasher. The fridge/ freezer and washing machine are included in the sale. Central heating radiator, ceiling coving and wood effect laminate flooring. Double glazed door to the side elevation leading to the rear garden.



FIRST FLOOR:



LANDING

Double glazed window to the side elevation. Central heating radiator and access to the loft. Fully boarded and carpeted loft with pull down ladder, Velux window, electric light and power points. Doors leading to three bedrooms and bathroom/ WC



BEDROOM 1

11'8 x 11'6 increasing to 12'8 (3.56m x 3.51m increasing to 3.86m)

Double glazed window to the rear elevation. Built in storage cupboard and central heating radiator.



BEDROOM 2

9'10 x 11'6 increasing to 12'8 (3.00m x 3.51m increasing to 3.86m)

Double glazed window to the rear elevation. Built in wardrobe and central heating radiator.

BEDROOM 3

6'4 x 6'4 (1.93m x 1.93m)

Double glazed window to the front elevation and central heating radiator.



BATHROOM/WC

6'4 x 5'8 (1.93m x 1.73m)

Double glazed window to the rear elevation. White suite comprising of a bath with mixer tap, pedestal washbasin with mixer tap and low level WC. Part ceramic tiled walls and central heating radiator.



OUTSIDE

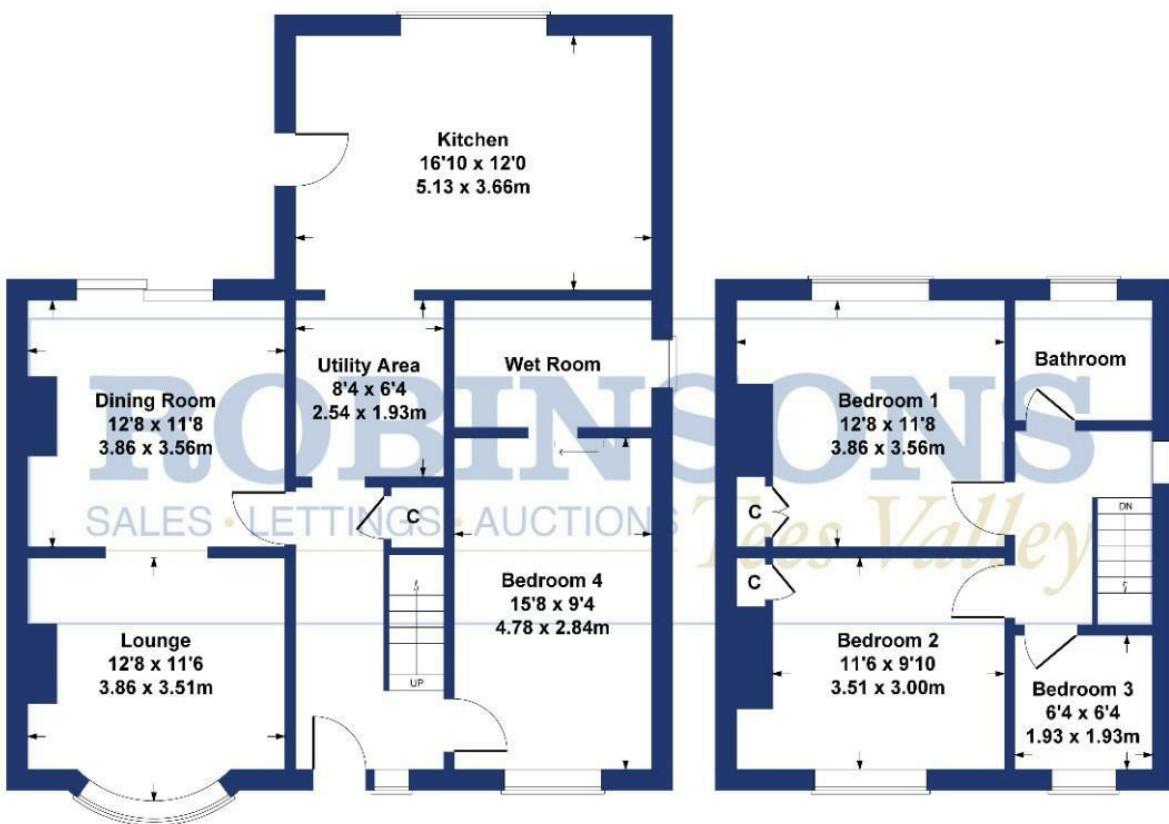
Concrete print front garden providing off street parking for up to three cars. Good sized south facing and private rear garden enclosed by timber fencing mainly laid to lawn with paved patio area and timber garden shed.



Westerleigh Avenue

Approximate Gross Internal Area

1308 sq ft - 122 sq m



GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	