



ROBINSONS TEES VALLEY are delighted to market this BELLWAY built Cutler property, this four-bedroom family home with bright ground floor living spaces. The ground floor boasts an impressive Living Room to the front of the home and provides plenty of space for the whole family to relax and unwind. The open plan kitchen / dining / family room is found to the rear of the home and also runs the full width of the home providing a great space for cooking, eating, relaxing and entertaining. The French doors also provide access to the garden, perfect for summer BBQs. The kitchen comes with integrated Zanussi appliances as standard which includes a single oven, 4 ring gas hob, microwave, Fridge / Freezer and dishwasher. The ground floor is completed by the Cloakroom which comes with Roca sanitaryware. The first floor boasts three double bedrooms, and a generous single and the bathroom Bedroom One benefits from a shower en-suite which is equipped with Roca sanitaryware and full height tiling to the shower cubicle. Bedrooms Two & Three are also spacious double bedrooms which have plenty of space for wardrobes and other bedroom furniture. Bedroom Four is a generous single bedroom which also has space for wardrobes, this room could also be used as a home office / study. This bedroom also has a useful storage cupboard. The first floor is completed by the Bathroom which comes with Roca sanitaryware, a chrome towel warmer and half height tiling to wet walls with chrome trim. The home is completed by a single garage and additional off-road parking.

Old School Gardens, Stockton-On-Tees, TS19

9HT

4 Bedroom - House - Detached

£274,995

EPC Rating:

Tenure:

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

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

Living Room

15'11 x 10'0 (4.85m x 3.05m)

Kitchen

17'6 x 11'4 (5.33m x 3.45m)

Family

10'3 x 10'3 (3.12m x 3.12m)

Cloak WC

5'11 x 3'0 (1.80m x 0.91m)

Garage

19'10 x 10'0 (6.05m x 3.05m)

Bedroom One

15'10 x 13'5 (4.83m x 4.09m)

En-Suite

6'11 x 6'5 (2.11m x 1.96m)

Bedroom Two

13'10 x 10'3 (4.22m x 3.12m)

Bedroom Three

11'7 x 10'0 (3.53m x 3.05m)

Bedroom Four

10'4 x 7'10 (3.15m x 2.39m)

Bathroom

7'10 x 6'9 (2.39m x 2.06m)

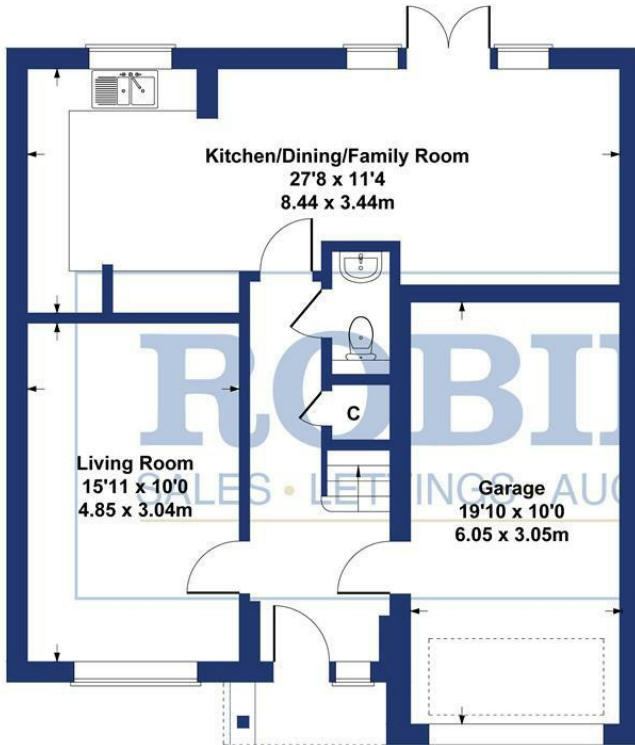
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

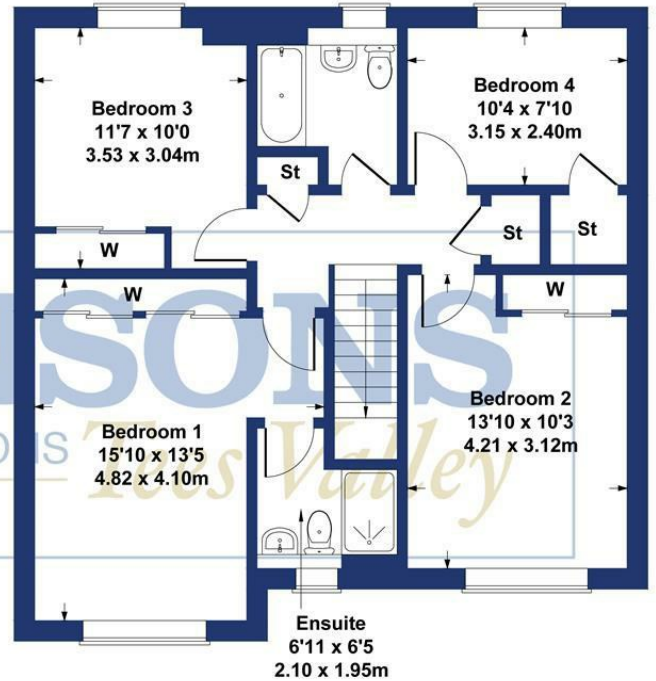
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The Cutler

Approximate Gross Internal Area
1539 sq ft - 143 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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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