



SEMI DETACHED HOUSE. THREE DOUBLE BEDROOMS. RECENTLY REFURBISHED. REDECORATED THROUGHOUT. REFITTED KITCHEN. CONSERVATORY TO THE REAR. REFITTED BATHROOM. CORNER PLOT. CONVERTED GARAGE. GARDENS TO THREE SIDES. VIEWING HIGHLY RECOMMENDED. NO ONWARD CHAIN. We are pleased to offer for sale this deceptively spacious three bedroom semi detached house which must be viewed internally to be appreciated fully. Standing on a good sized corner plot at the entrance to the cul de sac with gardens to three sides and driveway providing off street parking. Located in a highly sought after and established residential area within walking distance of local shops, a public house, good schools for all age groups and regular bus services to Yarm High Street and Stockton Town Centre. The property has been refurbished by the current vendor to include a refitted kitchen and refitted bathroom. In addition the property has been redecorated with new carpets and flooring throughout. There is a large uPVC conservatory to the rear and the garage has been converted into additional living accommodation suitable for a variety of uses. With the additional benefits of gas central heating and uPVC double glazing the accommodation briefly comprises: Entrance Hall, Playroom/Study, 22' Lounge/ Dining Room, refitted Kitchen with built in oven and hob, Conservatory, Landing, three Bedrooms and refitted Bathroom/WC with a white suite and separate shower cubicle. Externally there is a open plan front and side garden with driveway and an enclosed side and rear garden with patio area. Offered for sale with no onward chain and viewing is highly recommended.

Beaumaris Drive, Stockton-On-Tees, TS16 9HG

3 Bed - House - Semi-Detached

£240,000

EPC Rating D

COUNCIL TAX BAND C

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GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door to the front elevation. Double glazed window to the side elevation. Wood effect laminate flooring and panelled doors leading to the playroom/ Study and lounge.

PLAYROOM/STUDY

16' x 8' (4.88m x 2.44m)

Suitable for a variety of uses with central heating radiator and meter cupboard.

LOUNGE/DINING ROOM

22'2 x 11'10 narrowing to 8'10 (6.76m x 3.61m narrowing to 2.69m)

Dual aspect double glazed windows to the front and rear elevations. Wall mounted plasma style pebble effect living flame electric fire, tv aerial point, two central heating radiators, wood effect laminate flooring and ceiling coving. Panelled door leading to the kitchen and panelled door leading to a closed staircase with access to the first floor.

KITCHEN

11'4 x 7'2 (3.45m x 2.18m)

Double glazed window to the rear elevation and double glazed door leading to the conservatory. Refitted with an excellent range of traditional floor, wall and drawer units in grey with chrome handles with fitted work surfaces having a tiled splash back surround incorporating a single drainer resin sink unit with mixer tap. Built in double oven and hob with stainless steel extractor hood above. Space and plumbing for washing machine and space for a fridge/ freezer. Built in storage cupboard, tiled flooring and spot lights to the ceiling.

CONSERVATORY

17'2 x 7'2 (5.23m x 2.18m)

uPVC double glazed conservatory with central heating radiator and double glazed French doors leading to the rear garden.

FIRST FLOOR

LANDING

Double glazed window to the side elevation. Access to the loft and panelled doors leading to three bedrooms and bathroom/WC.

BEDROOM 1

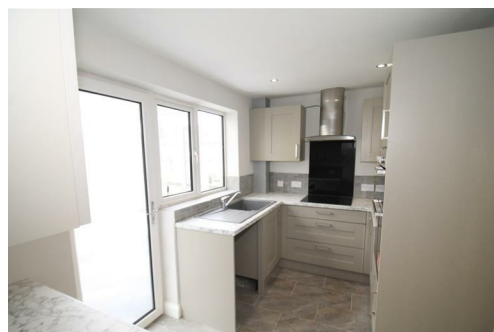
12' x 10'10 (3.66m x 3.30m)

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

BEDROOM 2

12' x 10'4 (3.66m x 3.15m)

Double glazed window to the rear elevation and central heating radiator. Built in cupboard with gas boiler providing hot water and central heating.



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BEDROOM 3

9'4 x 8'10 (2.84m x 2.69m)

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

BATHROOM/WC

9'4 x 7'6 maximum (2.84m x 2.29m maximum)

Two double glazed windows to the side and rear elevation. Refitted white suite comprising bath with mixer tap, shower cubicle with wall mounted electric shower, pedestal washbasin with mixer tap and low level wc. Part tiled walls, tiled flooring and chrome ladder type central heating radiator.

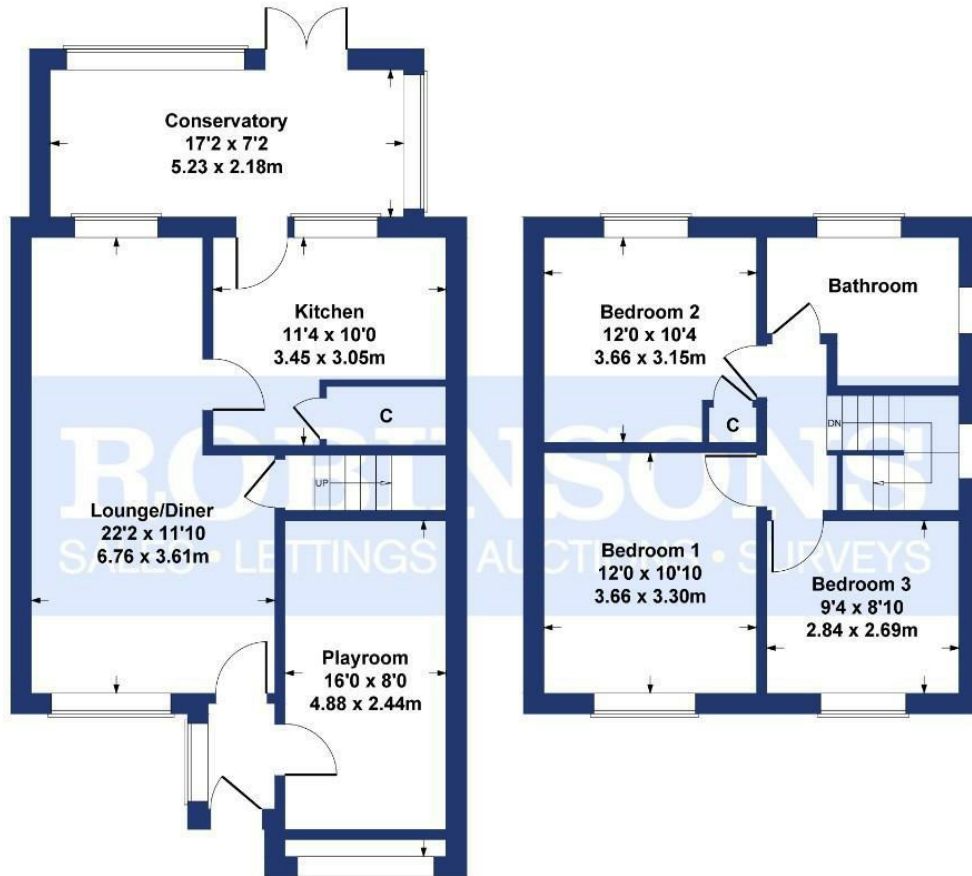
OUTSIDE

Open plan pebbled front and side garden with established hedging and concrete drive providing off street parking facilities. Good sized side and rear garden enclosed by timber fencing. Lawned area with block paved patio area and pebbled borders for easy maintenance.



Beaumaris Drive

Approximate Gross Internal Area
1123 sq ft - 104 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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		

Robinsons Tees Valley
Stockton-on-Tees Sales, TS18 1SY
01642 607555
stockton@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk