

Reeds Rains

The Estate Agent

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Surbiton Road, Stockton-On-Tees, Cleveland

Price £197,000

OFFERS CONSIDERED

Superb four bedroom detached family home situated in a sought after residential location of Fairfield, Stockton-on-Tees. Spacious living accommodation comprises, in brief, entrance hall, lounge, dining room, kitchen and downstairs W.C to the ground floor. The first floor comprises four good sized bedrooms and a stylish REFITTED bathroom. New fitted carpets to stairs, landing and all four bedrooms.

This home also features gas central heating with combi-boiler, uPVC double glazing, an intruder alarm and is tastefully decorated with neutral colours throughout.

The perfect compliment to this fine family home is the LARGE rear garden with decked patio and lawn. To the front of this home, a block paved driveway suitable for two cars leads to an integral garage.

Viewing is essential in order to fully appreciate.

Stockton

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Cleveland**

Ground Floor

Entrance Hall

Enter via a uPVC double glazed external door. Laminate flooring throughout. Useful understair storage cupboard plus a large walk-in storage cupboard. Stairs lead off to the first floor. Central heating radiator.

Lounge 20'0" x 11'3"

The focal point to this spacious reception room is a coal effect, electric flicker flame fire with granite back panel, hearth and decorative surround. UPVC double glazed windows to the front and rear aspect offer ample natural light. Laminate flooring throughout. Television point. Two central heating radiators.

Dining Room 9'9" x 9'3"

The second reception room is situated to the rear of this home with an outlook across the rear garden. Laminate flooring throughout. Central heating radiator.

Kitchen 12'10" x 8'9"

Refitted kitchen featuring a range of wall and base units with modern maple effect fascias. A stainless steel one and a half bowl and drainer kitchen sink with mixer tap is inset to a granite effect worktop with up-stand and breakfast bar. Cooking facilities are provided for with a stainless steel built-in multi-function oven and inset four burner gas hob with chimney hood above and stainless steel splashback. Plumbing for an automatic washing

machine and dishwasher housed in fitted base units.

Telephone point. Central heating radiator. An internal door leads to the integral garage.

Downstairs W.C

Recently fitted two-piece cloakroom suite comprising wash hand basin with mixer tap inset to vanity unit and W.C with push button cistern. Ceramic tiled floor. Central heating radiator.

First Floor

Landing

Access to four bedrooms and bathroom. Loft access via hatch.

Bedroom One 12'8" x 10'5"

Spacious master bedroom situated to the front of this home with an outlook across to fields in the distance. Built-in double wardrobe. Central heating radiator.

Bedroom Two 9'6" (min) x 9'2"

Second double bedroom situated to the rear of this home. Built-in wardrobes. Central heating radiator.

Bedroom Three 10'5" (max) x 9'0"

A third double bedroom is situated to the front aspect of this home. Built-in wardrobe. Central heating radiator.

Bedroom Four 9'2" x 8'11"

Good sized fourth bedroom, situated to the rear of this home. Built-in wardrobe. Central heating radiator.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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Bathroom

STYLISH REFITTED bathroom comprising wash hand basin with mixer tap inset to vanity unit, W.C with push button cistern and straight panelled bath with bath shower mixer tap.

Fully tiled walk-in shower enclosure with electric shower. ceramic tiled floor and splashback to suite. Chrome towel radiator.

Externals

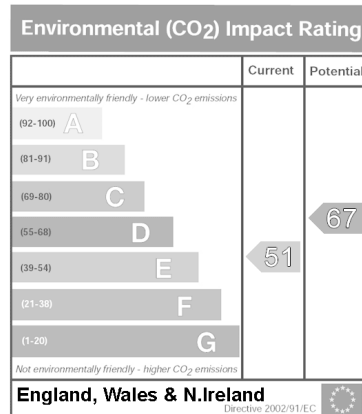
LARGE rear garden with decked patio and lawn. To the front of this home is a lawned garden and block paved driveway suitable for two cars leading to an integral garage. The garage is accessed via an up and over door and features light and power. Wall mounted gas central heating combi-boiler. An external wooden door leads from the garage to the side aspect of this home.

Additional Information

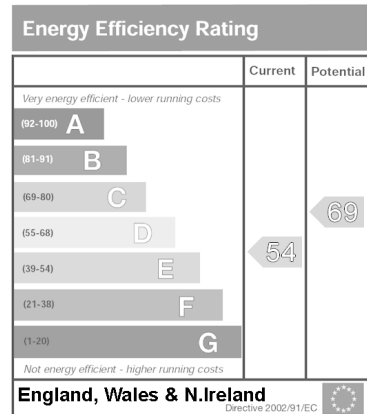
This home benefits from cavity wall and loft insulation.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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