



**27 Spring Lane, Stockton-On-Tees, TS21 2DG**

**£284,950**

An exceptional three bedroom semi-detached house which occupies a sought after location close to the village centre. The property has been extended to provide comfortable living accommodation which boasts; a pleasant lounge, large dining room with patio doors opening onto the rear garden, a well fitted kitchen with built in appliances and a downstairs WC. on the first floor two of the bedrooms have built in wardrobes and there is a refitted bathroom with white suite. outside is a generous driveway leading to the garage and well kept garden, to the rear is a patio area and planted borders as well as a a useful timber summer house. No onward chain. We anticipate a high level of interest and would recommend an early inspection.



## Ground Floor

### Entrance Hall

Has composite entrance door. cloak cupboard, wood flooring, staircase to first floor and central heating radiator.

### Lounge 16'4 x 15'0 (4.98m x 4.57m)



Has bay window, coved ceiling, wood flooring, central heating radiator.

### Dining Room 15'0 x 13'0 (4.57m x 3.96m)



Has wood flooring, central heating radiator and sliding patio door leading onto the rear garden.

### Kitchen 9'11 x 7'8 (3.02m x 2.34m)



Has attractive range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built in electric double oven with gas hob, integrated fridge and freezer, concealed washing machine, laminate flooring and central heating radiator. walk in pantry cupboard, central heating radiator.

### Cloakroom

Has white suite comprising; WC, hand wash basin, and central heating radiator.

## First Floor

### Bedroom 1 12'4 x 10'4 (3.76m x 3.15m)



Has built in wardrobes and drawer units, laminate flooring and central heating radiator.

### Bedroom 2 12'1 x 9'7 (3.68m x 2.92m)



Has built in wardrobes and drawers, laminate flooring and central heating radiator.

### Bedroom 3 6'3 x 5'9 (1.91m x 1.75m)



Has laminate flooring and central heating radiator.

### Bathroom WC



Has white suite comprising; panelled bath with mains shower over and folding glass shower screen, integrated WC, vanity unit inset with hand wash basin, illuminated vanity mirror with electric shaver socket, tiled walls, tiled floor and chrome heated towel radiator.

### Exterior



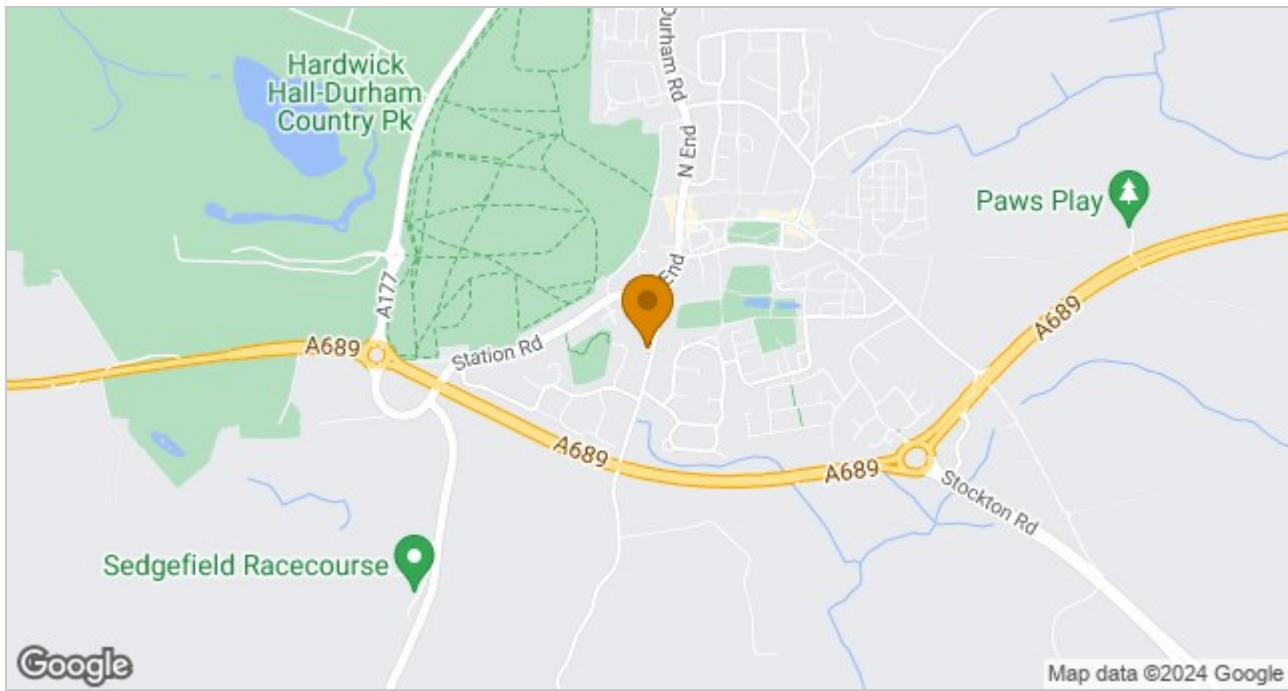
Has lawned front garden with mature shrubs and trees and driveway for up to three vehicles leading to the large garage fitted with mains power and light. To the rear is a patio with , mature planted area, access door to garage and useful timber summerhouse.

### Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.




## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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