



11 Wye Close

Stockton-On-Tees, TS19 0UX

£170,000

Energy Rating : C



11 Wye Close

Description

What an absolutely stunning home! Sitting on a fantastic plot in a super highly sought after location this truly stunning 3 bedroom detached is one of the finest of its kind. Bursting with plenty out of the ordinary including a SOUTH-facing and comfortable space to grow into. A truly lovely home that somehow even manages to offer even further potential! MUST VIEW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, home office with utility cupboard, open plan living/dining room and stunning fitted kitchen. To the first-floor; two well-balanced bedrooms, family bathroom/WC, bedroom 3. Externally; sweeping driveway, mature gardens with the rear boasting a SOUTH-facing aspect.

ACCOMMODATION:

Entrance Lobby

uPVC double glazed entrance door to the front, stylish solid wood flooring, access into the home office & living room.

Home Office 7' 7" x 13' 3" (2.31m x 4.04m)

A fantastically versatile room that sits in what was originally the garage but has been professionally converted with a uPVC double glazed window to the front, double radiator and access to the utility cupboard.

Utility / Storage Cupboard

With wall mounted gas central heating boiler, plumbing for a washing machine, space for tumble dryer and stylish solid wood flooring.

Open Plan Living/Dining Room 23' 3" x 12' 2" (7.08m x 3.71m)

A light & airy dual aspect room with uPVC double glazed windows to the front and rear. Two double radiators, useful storage cupboard and decorative ceiling coving. Access into the kitchen & to the first-floor staircase.

Stunning Fitted Kitchen 10' 1" x 8' 6" (3.07m x 2.59m)

Modern & quality range of tall, wall and base units incorporating; drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, built in electric oven with hob and cooker hood over. Stylish tiled flooring, double radiator, uPVC double glazed window and entrance door to the rear.

FIRST - FLOOR:

Landing Area

Attractive spindle balustrade and uPVC double glazed window to the side.

Master Bedroom 10' 8" x 11' 8" (3.25m x 3.55m)

uPVC double glazed window to the front, single radiator and decorative ceiling coving.

Bedroom 2 10' 8" x 11' 3" (3.25m x 3.43m)

uPVC double glazed window to the rear, single radiator and decorative ceiling coving.

Family Bathroom/WC

Fully tiled modern white suite comprising; corner bath with mixer tap and bodyjets. Separate corner shower cubicle, floating wash hand basin with mixer tap, push button WC, chrome towel radiator, downlights and uPVC double glazed window to the rear.

Bedroom 3 8' 6" x 8' 4" (2.59m x 2.54m)

uPVC double glazed window to the front, single radiator and decorative ceiling coving.

EXTERNALLY:

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Driveway

Extensive & attractive sweeping block paved driveway that offers ample off-street parking.

Gardens

The front is laid to an open mature lawn. The rear enjoys a fantastic degree of privacy and benefits from a SOUTH-facing aspect making it ideal for enjoying those warm summer nights. Beginning with a block paved patio area before extending to the mature lawn.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The price for this contract is based on the floor plans shown and no guarantee is given as to the accuracy of the floorplans. The details, systems and specifications shown have not been tested and no guarantee is given for the accuracy of the floorplans.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: teesside@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.