



## 24 Buttercup Close

Stockton-On-Tees, TS19 8FE

**£220,000**

**Energy Rating :**



# 24 Buttercup Close

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## Description

Situated prominently in a charming and enviable cul de sac position is this brilliant example of a superbly well-presented three bedroom detached property, making a fantastic family home being located on an ever popular & modern residential development. The property has developed perfectly with beautiful gardens which afford complete privacy and is still somehow managing to burst with further potential! Detached properties of this calibre in such a glorious location are rarely available to the open market, therefore early viewing is strongly recommended! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, downstairs cloaks/WC, Bay-fronted living room, dining room and modern fitted kitchen. To the first-floor; master bedroom with fitted wardrobes and luxury en-suite shower room/WC. Two further double bedrooms and family bathroom/WC. Externally; driveway, attached garage and mature gardens with the rear enjoying complete privacy.

## Accommodation

### Entrance Lobby

Composite entrance door to the front, double radiator, useful storage cupboard, stylish laminate flooring and access to the downstairs cloakroom and access to the first floor staircase.

### Downstairs Cloakroom

White suite comprising of a low flush wc, pedestal wash hand basin with tiled splash back, single radiator, stylish laminate flooring and an extractor unit.

### Living Room 13' 1" x 12' 4" (3.98m x 3.76m)

Upvc double glazed bay window to the front, double radiator, wall mounted electric flicker flame fire with decorative surround and stylish laminate flooring.

### Dining Room 9' 8" x 7' 8" (2.94m x 2.34m)

Upvc double glazed window to the rear, single radiator, stylish laminate flooring and decorative ceiling coving.

### Modern Fitted Kitchen 13' 9" x 7' 1" (4.19m x 2.16m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for an under counter fridge, built in electric oven with hob and cooker hood over. Concealed Baxi gas central heating boiler, single radiator and both a upvc double glazed window and entrance door to the rear.

## First Floor

### Landing

Upvc double glazed window to the front, attractive spindle balustrade, single radiator, useful storage cupboard which houses the hot water tank and stylish laminate flooring. Independent access to all rooms including the loft space.

### Master Bedroom 10' 6" x 12' 2" (3.20m x 3.71m)

Upvc double glazed window to the front, single radiator, stylish laminate flooring and quality fitted wardrobes.

### Luxury En-Suite Shower Room

Modern white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, PVC clad surrounds, extractor unit and a upvc double glazed window to the side.

### Bedroom 2 7' 7" x 10' 2" (2.31m x 3.10m)

Upvc double glazed window to the rear, single radiator, useful storage cupboard and stylish laminate flooring.

### Bedroom 3 7' 5" x 8' 8" (2.26m x 2.64m)

Upvc double glazed window to the rear, single radiator and stylish laminate flooring.

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### **Family Bathroom**

Modern white suite comprising of a panel bath, pedestal wash hand basin, low flush wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the rear.

### **Externally**

### **Driveway**

Driveway leading to the attached garage and offers ample off street parking.

### **Attached Garage**

Up and over door, power/light and a side courtesy door.

### **Gardens**

The front garden is laid to an open mature lawn. The rear garden has been designed for low maintenance but beautifully landscaped beginning with a block paved patio/footpath area before extending onto a pebbled patio area and further onto a mature lawn with attractive borders of shrubs and plants. Further boasting an outside tap, security lighting and side access gate.

### **Council Tax Band**

Council tax band:- D

### **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**

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**Viewing Arrangements**

**Tel:** 01287 630733

**Email:** [redcar@selectiv.co.uk](mailto:redcar@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.