



### 3 bed detached house to buy in

Meadowsweet Lane, Stockton,  
Stockton-on-Tees, TS19 8EL

# £220,000

 x 3  x 2  x 1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Detached Family Home
- ✓ Garage and Driveway
- ✓ Ensuite to Master Bedroom and Down Stairs W/C
- ✓ Private And Enclosed Rear Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

01642 210132  
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This beautifully presented three-bedroom detached family home is ideally situated in a sought-after residential area, offering both comfort and convenience.

Upon entering, you are welcomed by a bright entrance hallway that leads to a spacious lounge, perfect for family living and relaxation. The modern kitchen/diner provides an excellent space for entertaining and everyday dining, while a convenient ground floor W/C adds practicality. Upstairs, the home boasts three well-proportioned bedrooms, including a master with en-suite facilities, alongside a stylish family bathroom. Externally, the property benefits from a private enclosed garden, ideal for children and outdoor entertaining, as well as a garage and driveway, offering ample parking and storage.

This home is perfectly suited to families seeking a move-in ready property in a popular and well-connected location.

Please call the Stockton branch today for more information and to arrange an internal inspection.

Council Tax Band: D

Tenure: Freehold

Price: £220,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance



---

## Hallway

## Lounge

5.25m x 2.95m (17'2" x 9'8")



---

## Kitchen/Dining Area

4.24m x 4.91m (13'10" x 16'1")



---

## W/C



---

## Stairs to First Floor

## Bedroom One

3.60m x 2.97m (11'9" x 9'8")



## Ensuite



## Bedroom Two

3.66m x 3.12m (12'0" x 10'2")



## Bedroom Three

2.98m x 2.25m (9'9" x 7'4")



## Bathroom W/C

2.63m x 1.69m (8'7" x 5'6")



**External**



Approx Gross Internal Area  
79 sq m / 854 sq ft



Ground Floor  
Approx 35 sq m / 378 sq ft

First Floor  
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            | 75      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Meadowsweet Lane, Stockton, Stockton-on-Tees, TS19 8EL

Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk),  
[www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

