



To buy

### 3 bed detached house to buy in

Orchid Grove, Stockton, Stockton-on-Tees,  
Durham, TS19 8EW

# £215,000

 x 3  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Detached Family Home
- ✓ Master Ensuite and Down Stairs
- ✓ Driveway and Garage
- ✓ Cul De Sac Location
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An impressive three-bedroom detached family home, pleasantly situated within the highly sought-after Orchid Grove area of Stockton-on-Tees. Offering spacious and well-presented accommodation throughout, this attractive property is ideally suited to growing families, professional couples, and purchasers seeking a home ready for immediate occupation.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge filled with natural light, and a modern open-plan kitchen/dining room providing ample space for both everyday family living and entertaining. French doors open onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. A useful ground floor WC/cloakroom and built-in storage further enhance the practicality of the home.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from fitted wardrobes and an en-suite shower room. The remaining bedrooms are versatile and would be well suited for children, guests, or home working. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property enjoys a well-maintained and enclosed rear garden, ideal for relaxing, entertaining, or family use. To the front, there is a driveway providing off-street parking together with access to a garage, adding further convenience and appeal.

Ideally located for access to local shops, schools, amenities, and transport links, this is an excellent opportunity to acquire a detached home in a desirable residential setting.

Please contact us today for further information or to arrange an internal inspection.

Council Tax Band: D

Tenure: Freehold

Price: £215,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance



## Hallway

## Lounge

5.18m x 2.94m (16'11" x 9'7")



## Kitchen/Dining Area

4.25m x 4.92m (13'11" x 16'1")



## W/C



## Stairs to First Floor

## Bedroom One

3.65m x 2.95m (11'11" x 9'8")



## En-Suite



## Bedroom Two

3.68m x 3.11m (12'0" x 10'2")



## Bedroom Three

2.78m x 2.55m (9'1" x 8'4")



## Bathroom W/C

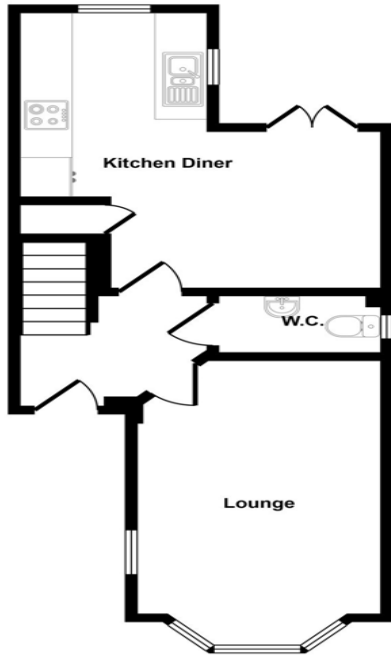
2.65m x 1.66m (8'8" x 5'5")



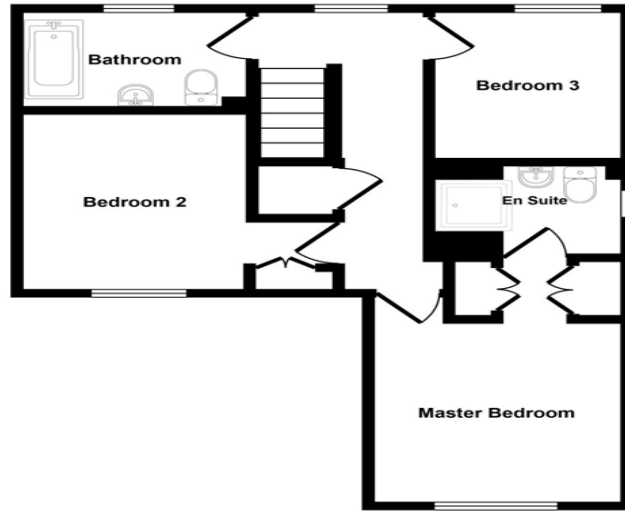
## External



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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 86        |
| (69-80) <b>C</b>                                   | 74                         |           |
| (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, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Orchid Grove, Stockton, Stockton-on-Tees, Durham, TS19 8EW

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)**

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