



This family home has come to the market with ample space throughout. Comprising of an entrance hallway, lounge situated to the rear, spacious kitchen/diner, cloakroom and utility room on the ground floor. The upper level offers an open landing with loft access, master bedroom with an ensuite, a family bathroom and three further bedrooms. The property is beautifully presented throughout making it a perfect family purchase. External: Garage, enclosed rear garden and parking for multiple vehicles.

Location: situated in a cul-de-sac which is close to shops, local amenities and local transport links.

Edenwood Close, Stockton-on-Tees, TS18 2FS

4 Bed - House - Detached

£217,500

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



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ENTRANCE HALLWAY

Stairs to upper level.

CLOAKROOM

5'6 x 4'5 (1.68m x 1.35m)

WC, wash hand basin and radiator.

KITCHEN/DINER

13'7 x 12'5 (4.14m x 3.78m)

Wall and base units, sink and drainer with mixer tap, gas hob, electric oven, extractor fan, integrated dishwasher, radiator and double glazed window to front aspect.

UTILITY

5'8 x 5'4 (1.73m x 1.63m)

Wall and base units, plumbing for washing machine.

LOUNGE

17'8 x 10'9 (5.38m x 3.28m)

Double glazed French doors to rear aspect, radiator and storage cupboard.

LANDING

BEDROOM

15'2 x 10'7 (4.62m x 3.23m)

Double glazed window to front aspect and radiator.

EN SUITE

6'10 x 4'9 (2.08m x 1.45m)

Shower, WC, wash hand basin and radiator.

BEDROOM

10'7 x 12'5 (3.23m x 3.78m)

Double glazed window to rear aspect and radiator.

BEDROOM

9'2 x 6'4 (2.79m x 1.93m)

Double glazed window to rear aspect and radiator.

BEDROOM

8'3 x 6'3 (2.51m x 1.91m)

Double glazed window to front aspect and radiator.

BATHROOM

6'11 x 6'7 (2.11m x 2.01m)

Bath, WC, wash hand basin, radiator and double glazed window to rear aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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