



63 Marske Lane  
 , Stockton-On-Tees, TS19 8XD

Offers Over £155,000



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## ENTRANCE

Stepping through a pristine White UPVC double glazed door, you are greeted by a luminous entrance area that seamlessly guides you into the expansive open-plan reception room and the ascent to the first floor. This inviting space is adorned with elegant wood-effect laminate flooring that gracefully extends into the reception area. The walls, painted in a crisp white, create a bright and airy atmosphere, complemented by the warmth of a single, strategically placed radiator.

## RECEPTION ROOM

13'5" x 12'5" (4.09m x 3.78m)

The reception room is an expansive, open area that seamlessly transitions into the kitchen diner. This space is beautifully illuminated by a generous UPVC double-glazed window and is kept cozy with an efficient radiator. It offers ample room for a corner sofa and various storage units, all while maintaining a sleek minimalist aesthetic. Additionally, the room features a charming fire surround with a coal gas fire and built-in storage shelves, adding both functionality and a touch of sophistication.

## KITCHEN DINER

10'2" x 15'6" (3.10m x 4.72m)

The kitchen is generously sized and features an array of navy wall-mounted cabinets, base units, and spacious drawers. It includes a built-in electric oven, an electric hob, and an extractor fan, all set against wood-effect countertops that beautifully complement the overall design. This room is bathed in natural light, thanks to two large UPVC double-glazed windows and a UPVC double-glazed door. Additionally, it boasts a substantial breakfast bar, perfect for casual dining and social gatherings.

## LANDING

7'6" x 6'1" (2.29m x 1.85m)

The landing boasts a luxurious cream carpet that gracefully extends from the stairway into the three generously-sized bedrooms. This inviting space is illuminated by a quaint UPVC double glazed window positioned on the side, allowing natural light to enhance the pristine white walls. From here, one can conveniently access the family bathroom as well as the loft, making it a central hub of the home's upper level.

## BEDROOM ONE

12'9" x 8'7" (3.89m x 2.62m)

The first bedroom is exquisitely positioned at the front of the property, offering an inviting and airy atmosphere. It boasts an expansive UPVC double-glazed window that floods the room with natural light, complemented by a double radiator that ensures warmth and comfort. The pristine white walls create a bright and open feel, while the cream carpet adds a touch of elegance underfoot. This spacious room easily accommodates a kingsize bed along with ample storage units, all while maintaining a clean and minimalist aesthetic, perfect for relaxation and rest.

## BEDROOM TWO

9'1" x 9'1" (2.77m x 2.77m)

The second bedroom, a spacious double, is situated at the rear of the property. This inviting room is enhanced by a large, double-glazed UPVC window that allows for ample natural light to stream in. The warmth from the radiator ensures comfort throughout the year, making it a cozy retreat. The room is adorned with plush carpeting underfoot and features pristine white walls, creating a bright and welcoming atmosphere.



### BEDROOM THREE

9'11" x 6'7" (3.02m x 2.01m)

The third bedroom is the coziest of the three, perfectly accommodating a single bed along with a few compact storage units. This room is adorned with pristine white walls, which enhance the sense of space and brightness. A small UPVC double glazed window allows natural light to filter in, while a single radiator ensures warmth and comfort throughout the year.

### FAMILY BATHROOM

6'0" x 6'1" (1.83m x 1.85m)

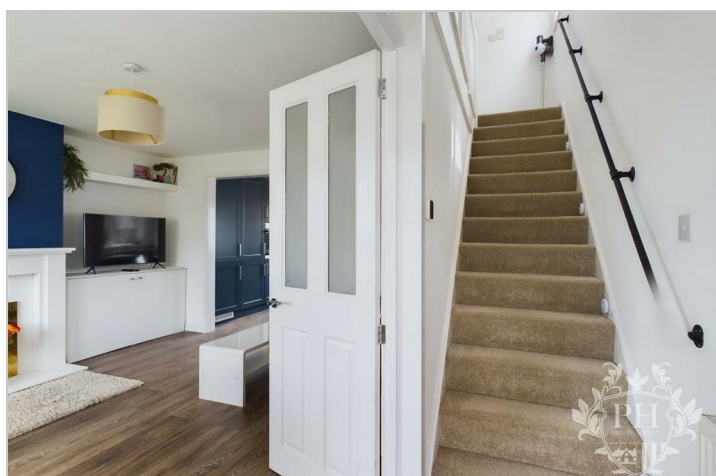
The modern bathroom features a sophisticated three-piece suite. It includes a spacious step-in shower cubicle equipped with a thermostatic shower for precise temperature control, a sleek hand basin, and a low-level W/C. This elegant room is adorned with pristine white brickwork wall tiles that lend a clean and contemporary feel. A frosted UPVC double glazed window allows in natural light while ensuring privacy. Additionally, a stylish towel warmer adds both comfort and convenience, making this bathroom a luxurious retreat.

### EXTERNAL

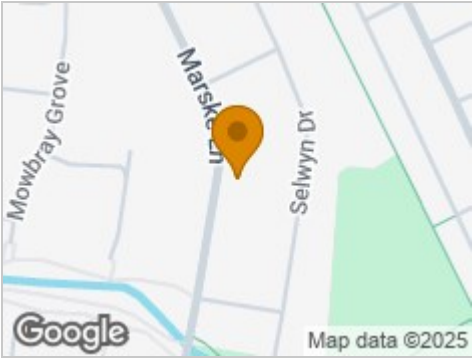
The property boasts a lush, grassed front garden complemented by a spacious driveway, providing ample parking space. At the rear, you'll find a beautifully designed low-maintenance garden that features a charming patio area perfect for social gatherings, as well as a well-kept grassed section ideal for relaxation and outdoor activities.

### PROPERTY INFORMATION

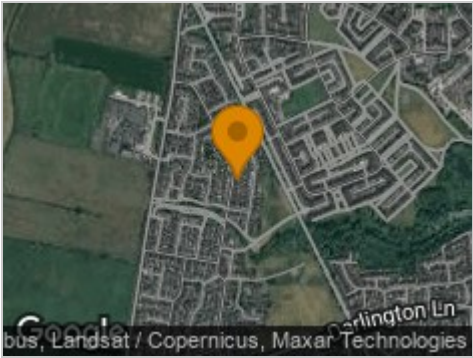
- FULL ELECTRICS THROUGHOUT
- NEW RADIATORS THROUGHOUT
- KITCHEN 1 YEAR OLD
- BATHROOM 1 YEAR OLD
- BOILER UNDER WARRANTY
- NEW FLOORING THROUGHOUT



Road Map



Hybrid Map



Terrain Map



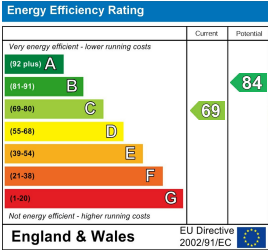
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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