



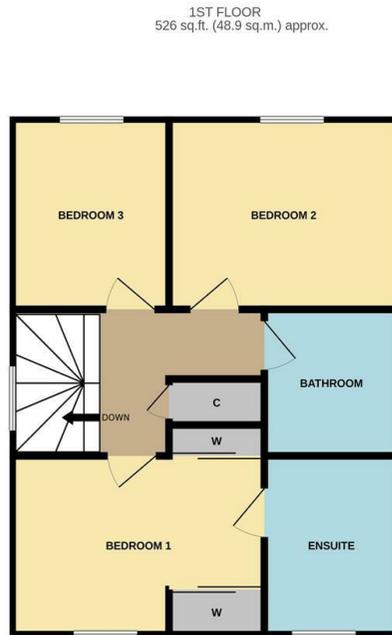
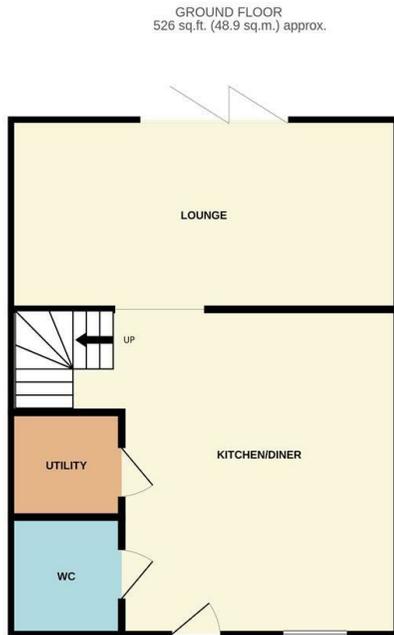
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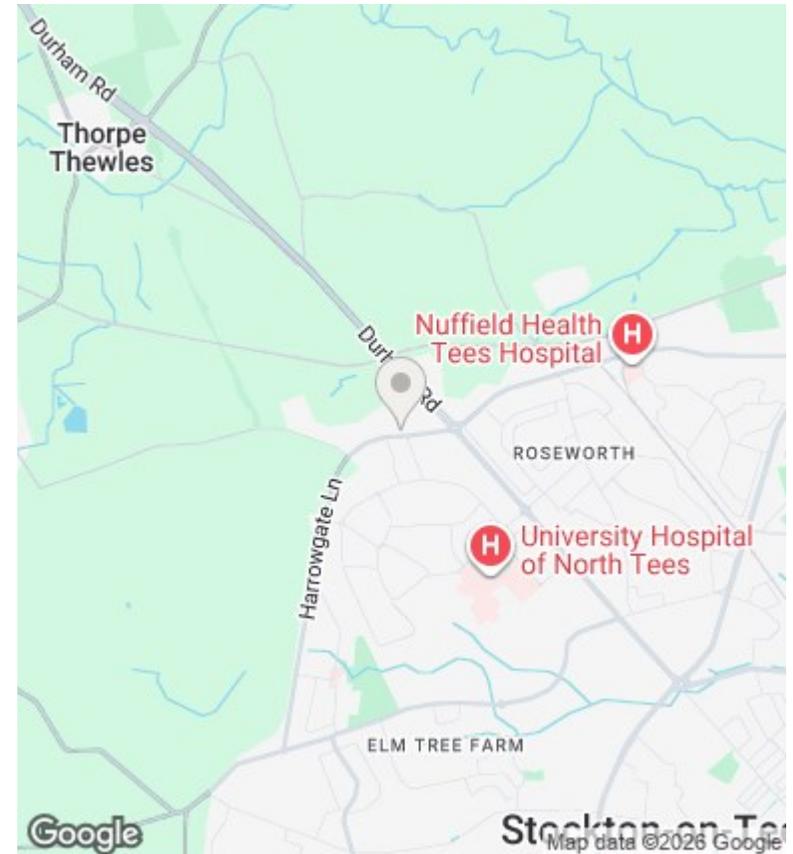
9 Arable Road, Stockton-On-Tees, TS19 8GN

Best Offers Over £230,000

- Striking Corner Plot Position Creating Excellent Kerb Appeal And A Strong Sense Of Space
- Impressive Master Bedroom Suite With Built-In Wardrobes And A Stunning En-Suite, Plus Two Further Bedrooms And A Beautiful Family Bathroom
- Stylish Open-Plan Ground Floor With Contemporary Kitchen Flowing Into A Bright Lounge With Bi-Folding Doors Opening Onto The Rear Garden
- Detached Garage And Private Driveway Offering Excellent Off-Street Parking
- Practical Ground Floor WC And Separate Utility Room Perfect For Modern Family Living
- Modern Detached Family Home Built By Avant Homes In 2020 Within Summerville Meadows



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

D

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	