



**Ribblesdale Way, Stockton-On-Tees TS21 1GA**



**welcome to**

## **Ribblesdale Way, Stockton-On-Tees**

Manners & Harrison present this exceptional four-bedroom detached home in the highly sought-after Harebell Meadows, Hartburn. Offering a rare opportunity to purchase at a significantly reduced price compared to similar homes on the development, this property delivers outstanding value.

### **Entrance Hall**

Composite door to front, radiator

### **Downstairs Wc**

Window to rear, low level WC, radiator, wash hand basin

### **Lounge**

16' 3" x 11' 1" ( 4.95m x 3.38m )

Window to front, radiator, storage cupboard

### **Kitchen**

10' 9" max x 19' 6" max ( 3.28m max x 5.94m max )

Range of wall and base units, electric oven with gas hob, extractor fan, dish washer, fridge freezer, stainless steel sink, window to rear, dining room, radiator, french doors to rear

### **Landing**

Loft hatch

### **Bedroom 1**

14' 3" max x 14' 5" max ( 4.34m max x 4.39m max )

Window to front, radiator

### **En Suite**

Shower cubicle, low level WC, wash hand basin, window to side

### **Bedroom 2**

10' x 10' 1" ( 3.05m x 3.07m )

Window to front, radiator, two storage cupboards

### **Bedroom 3**

10' 4" max x 8' 10" max ( 3.15m max x 2.69m max )

Window to rear, radiator

### **Bedroom 4**

10' 3" max x 8' 6" max ( 3.12m max x 2.59m max )

Window to rear, radiator

### **Bathroom**

Bath, low level WC, wash hand basin, radiator, window to rear

### **Rear Garden**

South west facing, laid to lawn, enclosed by timber fence







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**Ribblesdale Way, Stockton-On-Tees**

- OFF-STREET PARKING
- REAR GARDEN
- MASTER BEDROOM WITH EN SUITE
- ADDITIONAL WC
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: A  
Council Tax Band: D

offers in excess of

**£260,000**



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