



Ivy Drive, Stockton-On-Tees TS18 2SH

**welcome to**

## **Ivy Drive, Stockton-On-Tees**

Stylish two-bedroom home on the sought-after North Shore estate, perfect for first-time buyers or professionals. Features ground floor bedrooms and bathroom, plus an upstairs open-plan lounge/kitchen with balcony. Includes front yard, car port, and great A19 access.

### **Entrance Hall**

Radiator, composite door to front

Enclosed by brick wall

### **Lounge**

17' 7" x 11' 9" ( 5.36m x 3.58m )

L-shaped open plan lounge/diner, window to front, radiator, french doors to side balcony

### **Kitchen**

9' 2" x 11' 4" ( 2.79m x 3.45m )

Range of wall and base units, built-in fridge freezer, built-in electric oven and microwave, gas hob and extractor fan, dishwasher, washing machine, window to side, radiator

### **Utility Room**

5' 8" x 5' 11" ( 1.73m x 1.80m )

Low level WC, sink, range of wall and base units, recess for appliances

### **Landing**

Radiator, storage cupboard

### **Bedroom 1**

13' 5" x 9' 2" ( 4.09m x 2.79m )

Window to side, built-in wardrobes, radiator

### **En Suite**

Low level WC, wash hand basin, radiator, shower

### **Bedroom 2**

10' 7" x 11' 9" ( 3.23m x 3.58m )

Window to front, radiator, storage cupboard

### **Bathroom**

Bath, low level WC, wash hand basin, radiator, window to front, storage cupboard.

### **Rear Yard**





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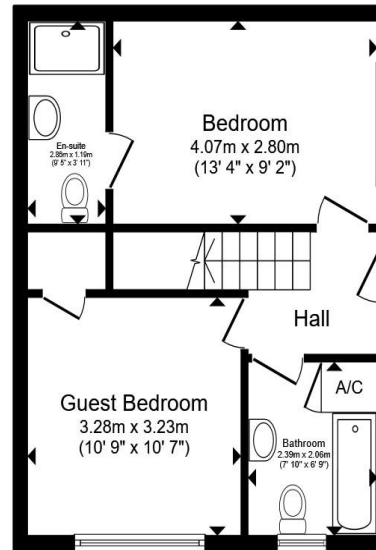
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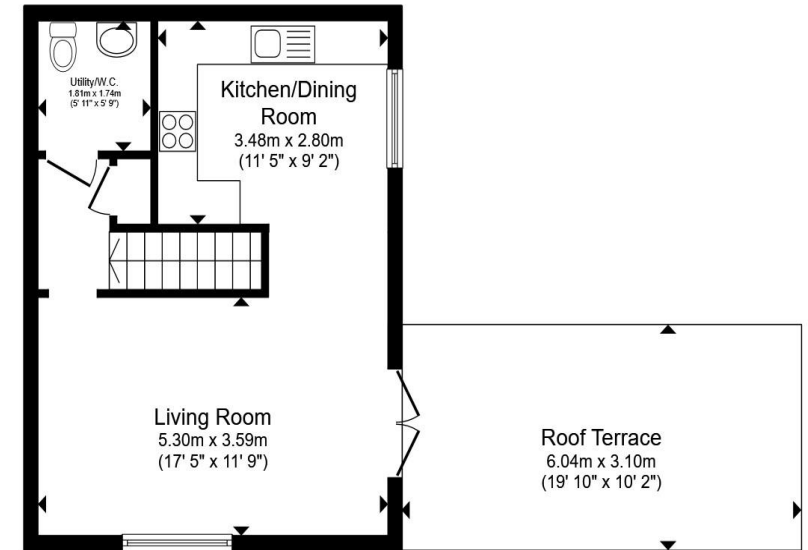
- OPEN PLAN LOUNGE/DINER
- MASTER BEDROOM WITH EN SUITE
- ENCLOSED REAR YARD
- OFF-STREET PARKING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£165,000**



Ground Floor



First Floor

Total floor area 74.9 m<sup>2</sup> (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
STO116073 - 0002

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