

# property details **approval form**

2 Sadberge Grove, Stockton-On-Tees, Cleveland, England, TS19 7RN

**Date:** 16 June 2026

**Property Ref and Version:** STO116236 - 0004

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£330,000

Tenure: Freehold

## >> **key features**

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- > FRONT AND REAR GARDENS
- > OFF-STREET PARKING
- > GARAGE
- > MASTER BEDROOM WITH EN SUITE
- > CONSERVATORY
- > EPC Rating: D

## >> **short description**

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Unique four-bedroom detached home on a generous corner plot in Stockton-on-Tees, offering open-plan living, a landscaped garden with hot tub, and excellent potential for further improvement.

## >> **long description**

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Manners and Harrison are proud to present this exceptional four-bedroom detached home, occupying a generous corner plot in a highly sought-after area of Stockton-on-Tees.

Beautifully arranged for modern living, the property opens with a welcoming entrance hall leading to a spacious kitchen, with internal access to the garage offering excellent potential for conversion (subject to consents). To the rear, a superb open-plan lounge and dining space creates a bright, sociable hub of the home, flowing seamlessly into the conservatory.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom features a recently installed media wall and an en-suite space ready for completion, while the remaining bedrooms are served by a family bathroom.

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Externally, the landscaped rear garden provides a private and stylish setting, complete with a hot tub, ideal for both relaxing and entertaining. A large driveway and garage with electric door enhance the practicality of this attractive home.

Ideally located close to local amenities, well-regarded schools and excellent transport links including the A66, this property offers an outstanding opportunity for a range of buyers.

Early viewing is highly recommended.

>> **directions**

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>> **Agent Note**

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## >> **room description**

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### **Entrance Porch**

UPVC door, under stairs cupboard

### **Lounge**

Open lounge diner, front elevation window, media wall, sliding door to conservatory

### **Kitchen**

Wall and base units, integrated electric oven, dishwasher, electric hob and extractor fan, recess for appliances, sink, rear elevation window

### **Utility Room**

Recess for appliances, base units, rear elevation window, door to garage, side door to garden

### **Conservatory**

French door to garden

### **Wc**

Toilet, vanity sink, front elevation window

### **Bedroom 1**

Rear elevation window, built in wardrobe, side elevation window, electric fire, TV point, media wall

### **En Suite**

Front elevation window

### **Bedroom 2**

Front elevation window, built in cupboard

### **Bedroom 3**

Rear elevation window, fitted wardrobe

### **Bedroom 4**

Front elevation window

### **Bathroom**

Bath over shower, sink, WC, rear elevation window, loft hatch

### **Rear Garden**

Landscaped, patio, laid to lawn, side gates, hot tub

### **Outbuildings**

Electric garage door

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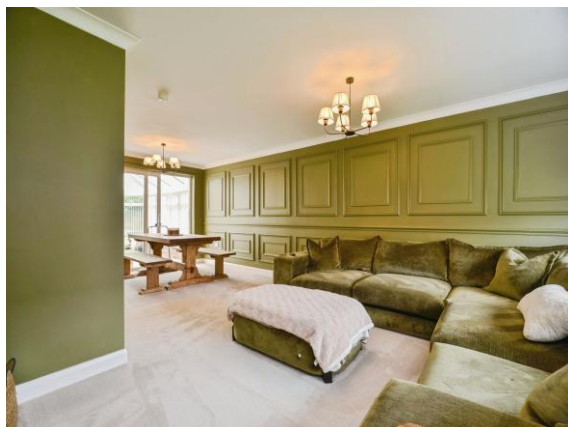
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## >> property images



**Your Manners & Harrison office:** 23 High Street, STOCKTON-ON-TEES, Cleveland, TS18 1SP  
T 01642 606161 E [Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)

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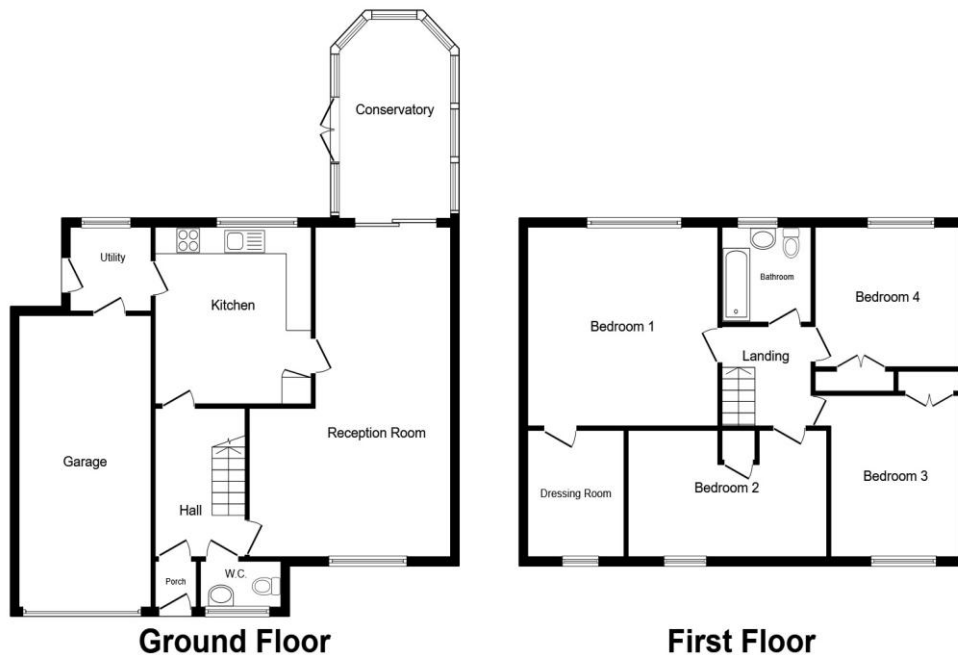
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## >> floor plan



Total floor area 171.8 m<sup>2</sup> (1,850 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)



## >> approval

Signature

Date

	Signature	Date
Alex Thompson		
Mr & Mrs S.&K. Webster		

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