



## 4 bed semi-detached house to buy in TS21

West Garth, Carlton, Stockton-on-Tees, Durham, TS21 1DZ

# £320,000

 x4  x2  x1

Tenure

**Freehold**

## Property features

- ✓ Four bedroom Extended Semi Detached
- ✓ Two Loft Spaces/Rooms
- ✓ Driveway and Garage
- ✓ Recently Updated and Refurbished
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are delighted to present this generously extended four-bedroom semi-detached family home, ideally situated in the scenic village of Carlton, Stockton-on-Tees. Offering spacious and versatile accommodation, this property is perfectly suited to a growing family seeking a welcoming community and modern living.

The property opens into a warm and inviting hallway leading to a bright, contemporary living room, finished in neutral tones with plush carpeting. A striking media wall with recessed shelving and feature fireplace forms an impressive focal point, while a large window floods the room with natural light.

To the rear lies an impressive open-plan kitchen and dining area, forming the heart of the home. The modern kitchen is fitted with sleek units, quality work surfaces and integrated appliances, centred around a generous island with breakfast seating. The dining area offers ample space for family meals and entertaining, with large windows and glazed doors creating a light-filled, sociable space with direct access to the garden.

A convenient downstairs shower room includes a modern WC, washbasin and enclosed shower, finished in a neutral palette with contrasting tiled flooring and a window for natural light and ventilation.

Upstairs, the property offers four well-proportioned double bedrooms, each providing comfortable accommodation and excellent natural light. The stylish family bathroom is finished to a high standard, featuring a bath with glass shower screen and rainfall-style shower, wall-mounted washbasin, mirrored storage and modern WC.

Further benefits include two loft spaces with Velux windows, offering excellent storage or future potential, along with a driveway and garage providing ample off-road parking.

To the rear is a generous enclosed garden, mainly laid to lawn with a paved patio ideal for outdoor dining and entertaining. Mature fencing and hedging provide privacy, making this a versatile outdoor space for families and pets.

Located in the popular village of Carlton, the property enjoys excellent access to local amenities, countryside walks and strong transport links to Stockton, Darlington and Middlesbrough via the A19 and A66.

Early viewing is highly recommended to appreciate the space, quality and location on offer.

Council Tax Band: B

Tenure: Freehold

Price: £320,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## External



## Living Room

3.82m x 4.57m (12'6" x 14'11")



## Kitchen

5.34m x 6.20m (17'6" x 20'4")



## Showeroom

1.71m x 121.00m (5'7" x 396'11")



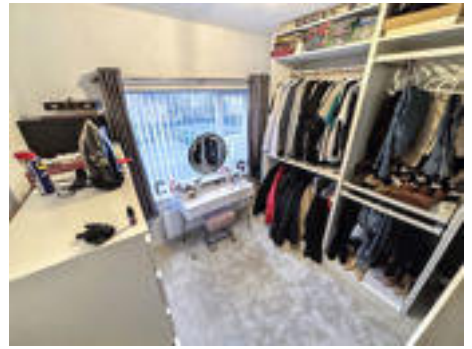
## Bedroom 1

2.94m x 3.46m (9'7" x 11'4")



## Bedroom 2

2.78m x 3.00m (9'1" x 9'10")



## Bedroom 3

3.65m x 3.34m (11'11" x 10'11")



## Bedroom 4

2.61m x 3.11m (8'6" x 10'2")



## Loft Room 1

3.17m x 2.93m (10'4" x 9'7")



## Loft Room 2

4.93m x 2.96m (16'2" x 9'8")



## Garage

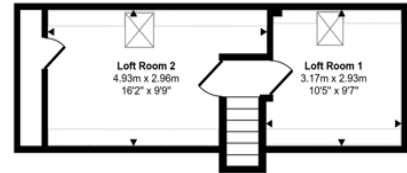
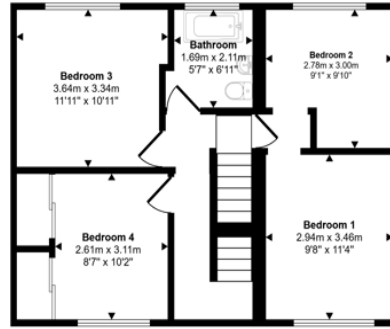
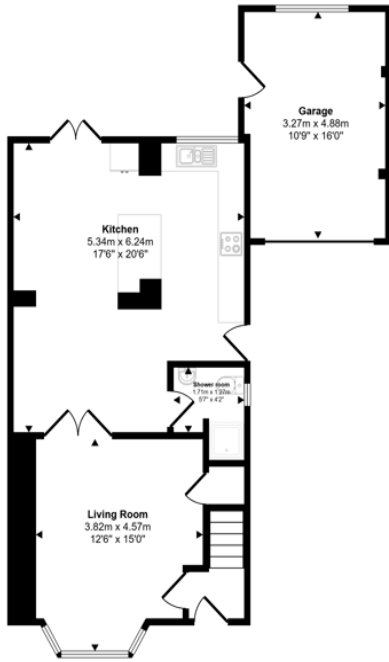


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## Garden



Approx Gross Internal Area  
155 sq m / 1670 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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