



## 14 Arans Way , Stockton-On-Tees, TS17 5FZ

AVAILABLE APRIL - NO PETS, NO SMOKERS

Impressive Four-Bedroom Detached Property Aran's Way, Ingleby Barwick, Stockton-on-Tees

Positioned within a popular residential area of Ingleby Barwick, this well-presented four-bedroom detached property on Aran's Way offers generous and versatile accommodation throughout.

The ground floor briefly comprises an inviting entrance hallway, a lounge, and a contemporary open-plan kitchen and dining area fitted with a range of modern units and integrated appliances. There is also the added benefit of a separate utility room, a study and a convenient downstairs WC.

£1,600

# 14 Arans Way

, Stockton-On-Tees, TS17 5FZ



- UNFURNISHED FOUR-BEDROOM DETACHED PROPERTY
- MASTER BEDROOM WITH EN-SUITE
- SPACIOUS LOUNGE AND OPEN-PLAN KITCHEN/DINER
- DRIVEWAY AND GARAGE
- MODERN KITCHEN AND BATHROOM
- CLOSE TO LOCAL AMENITIES

## Kitchen / Diner

23'11 x 8'11 (7.29m x 2.72m)

## Lounge

12'01 x 10'02 (3.68m x 3.10m)

## Study

8'09 x 8'06 (2.67m x 2.59m)

## Downstairs Toilet

5'12 x 4'09 (1.52m x 1.45m)

## Utility

8'10 x 6'05 (2.69m x 1.96m)

## Bedroom One

11'04 x 9'11 (3.45m x 3.02m)

## Bedroom Two

12'01 x 10'02 (3.68m x 3.10m)

## Bedroom Three

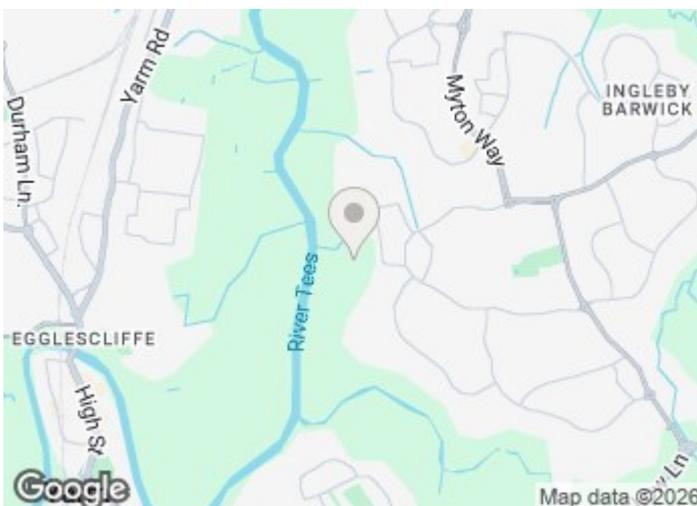
10'02 x 9'04 (3.10m x 2.84m)

## Bedroom Four

10'03 x 7'12 (3.12m x 2.13m)

## Bathroom

7'01 x 5'07 (2.16m x 1.70m)



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB  
Tel: 01642 248248 Email: [lettings@gowlandwhite.co.uk](mailto:lettings@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>

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