

**Property reference number: 2602-1957 (Stockton-on-Tees)**

Home to a family with a pre-school child and they are looking to house-swap in school holidays.

**KEY INFORMATION:-**

Bedrooms available:-	2 double bedrooms and a small room for a baby or toddler (Max:- 4 + toddler)
Children welcome?:-	All ages are welcome
Pets that live here:-	No pets live here
Re-dogs:-	They would be happy to consider a dog staying.



This semi-detached house is situated on a quiet residential estate on the edge of Stockton-on-Tees in the North East of England, conveniently located close to the attractive market town of Yarm and within easy reach of Middlesbrough and Darlington. Positioned near the border of County Durham and North Yorkshire, the property offers an excellent base for exploring both the beautiful countryside of northern England and the dramatic North East coastline.

Just a short drive away is the historic town of Yarm, widely regarded as one of the most picturesque places in the region. Set within a sweeping bend of the River Tees, Yarm is known for its charming Georgian High Street, elegant buildings and lively café culture. The long cobbled street is

lined with independent shops, boutiques, restaurants and traditional pubs, making it a pleasant place to stroll, shop or enjoy a meal overlooking the river. Yarm also hosts regular markets and community events throughout the year, contributing to its warm and welcoming atmosphere.

The town has a long and fascinating history, dating back many centuries. Its iconic viaduct spanning the River Tees has become a recognisable landmark in the area, and the surrounding riverside paths provide attractive walking routes with views of the countryside. Yarm's blend of history, architecture and vibrant local life makes it a favourite destination for visitors exploring the region.

The nearby town of Stockton also offers a range of cultural and leisure attractions. Stockton is notable for its transport heritage, as it was the starting point of the famous Opening of the Stockton and Darlington Railway in 1825, the world's first passenger railway, which helped usher in the railway age.

Today the town continues to develop its cultural scene, with theatres, festivals and events held throughout the year. Stockton also boasts one of the widest

high streets in the United Kingdom and hosts a long-established market with a variety of stalls and independent traders.

The house is located on a quiet and friendly street with welcoming neighbours. Local amenities are conveniently close. A bus stop is located at the end of the road, while supermarkets are easily accessible.





The house provides a comfortable and family-friendly base for exploring the area. Upstairs are two spacious double bedrooms, a box room and a family bathroom equipped with both a separate bath and shower, making it suitable for families or groups. Downstairs is the kitchen and open-plan lounge and dining area. The lounge features a wood-burning

stove, creating a cosy atmosphere during cooler months, and French doors open directly onto the patio and garden. A sofa bed downstairs provides additional sleeping space if required.



Outside, the property benefits from a good sized enclosed garden, ideal for families. The garden is mostly laid to lawn and includes flower borders, fruit & vegetables during the summer months. There is also a patio with outdoor furniture and umbrella, perfect for enjoying meals outside on warmer days. Children will enjoy the garden swing and separate outdoor playroom, & the house is equipped with toddler toys for younger guests. The property offers fast Wi-Fi, driveway parking, additional on-street parking.

The family are connected with The Kairos Movement, an online Christian Methodist Community that gathers regularly for prayer, worship and teaching. Meetings and opportunities to connect take place most days during the week, including Sunday morning gatherings. Visitors are warmly welcome to join online if they would like to take part during their stay. More information can be found at [www.kairosmovement.org.uk](http://www.kairosmovement.org.uk).

#### [Kairos: a New Place for New People initiative in Yorkshire - The Methodist Church](#)

For wider travel in the area, railway stations at Eaglescliffe, Yarm and Darlington, providing good connections across the region & beyond. This location is particularly well placed for exploring the natural beauty of northern England. The spectacular landscapes of the North York Moors, around 20 mins away, offering miles of walking trails, heather moorland & picturesque villages. The dramatic scenery of the Yorkshire Dales, approximately 30 mins, for waterfalls, limestone valleys and traditional market towns. The North East coastline is also within easy reach, with charming sandy beaches & seaside towns, 20 mins away. Visitors can explore coastal villages, enjoy fresh seafood, walk along cliffs or simply relax on the beach!



[Discover Stockton | A Visitor's Introduction to Stockton-on-Tees](#)     [Stockton Town Centre - Visit Tees Valley](#)  
[dayoutwiththekidsstockton on tees - Search](#)

<p>Parks/ Sport/ Leisure</p>	<p>Just a two-minute walk from the property is a pleasant local park with a café, lake with ducks, playground and walking paths, making it a lovely place for a morning walk or family outing. Several larger parks are also nearby, including Preston Park, which offers extensive parkland, woodland walks, riverside paths and a museum. The surrounding area offers many opportunities for outdoor activities, including walking, cycling and family days out. The nearby parks, riverside paths &amp; countryside provide plenty of space to explore &amp; relax, while local leisure centres &amp; sports facilities are easily accessible.</p>
<p>Places of interest to visit and enjoy!</p>	<ul style="list-style-type: none"> <li>•Yarm – Historic market town with a beautiful Georgian High Street, independent shops, cafés and restaurants beside the River Tees.</li> <li>•Preston Park – Large parkland area with woodland walks, riverside paths, cafés and a museum.</li> <li>•Ropner Park – A picturesque Victorian park with gardens, lake and café.</li> <li>•North York Moors – National park known for expansive heather moorland and scenic walking routes.</li> <li>•Yorkshire Dales – Famous for dramatic countryside, waterfalls and traditional stone villages.</li> <li>•Saltburn-by-the-Sea – Characterful seaside town with pier, beach and cliff lift.</li> <li>•Durham – Historic cathedral city with cobbled streets, independent shops and riverside walks</li> </ul>

