

Smith & Friends are pleased to offer for sale this well presented and improved three bedroom semi detached house which must be viewed internally to be appreciated fully. The property is offered for sale with the benefit of no onward chain and all of the good quality furnishings can be included in the sale if required. Early viewing is highly recommended.

Located on a popular modern development the property would be ideal for a family, first time buyer or landlord/ investor looking for a buy to let property. Within walking distance of local shops, schools for all age groups, North Tees hospital and regular bus services to Stockton Town Centre.

The property is presented in good decorative order throughout with all fitted carpets, floor coverings, blinds and light fittings included in the sale. With the benefit of gas central heating and uPVC double glazing the well appointed accommodation briefly comprises: Entrance Hall with stairs to the first floor, ground floor Cloakroom/ wc, fitted Kitchen/ Dining Room with space for a table and chairs, spacious Lounge with french doors leading to the rear garden, Landing, three Bedrooms - two with excellent fitted wardrobes and Bathroom/ wc.

Externally there is a open plan front garden, two car parking spaces to the rear and an enclosed rear garden with decked patio area.

**Dryburn Road, Stockton-On-Tees, TS19 8JN**

**3 Bedroom - House - Semi-Detached**

**£139,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Dryburn Road, Stockton-On-Tees, TS19 8JN



**GROUND FLOOR**

**Entrance Hall**

**Cloakroom/ wc**  
4'10 x 3'4 (1.47m x 1.02m)

**Lounge**  
14'8 x 11'4 (4.47m x 3.45m)

**Kitchen**  
13'6 x 11'6 narrowing to 10'8 (4.11m x 3.51m narrowing to 3.25m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**  
14'8 x 9'8 (4.47m x 2.95m)

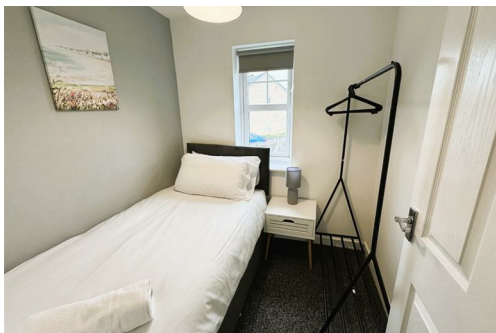
**Bedroom 2**  
9'8 x 8'0 (2.95m x 2.44m)

**Bedroom 3**  
6'6 x 6'6 (1.98m x 1.98m)

**Bathroom/ wc**  
8'4 x 5'4 (2.54m x 1.63m)

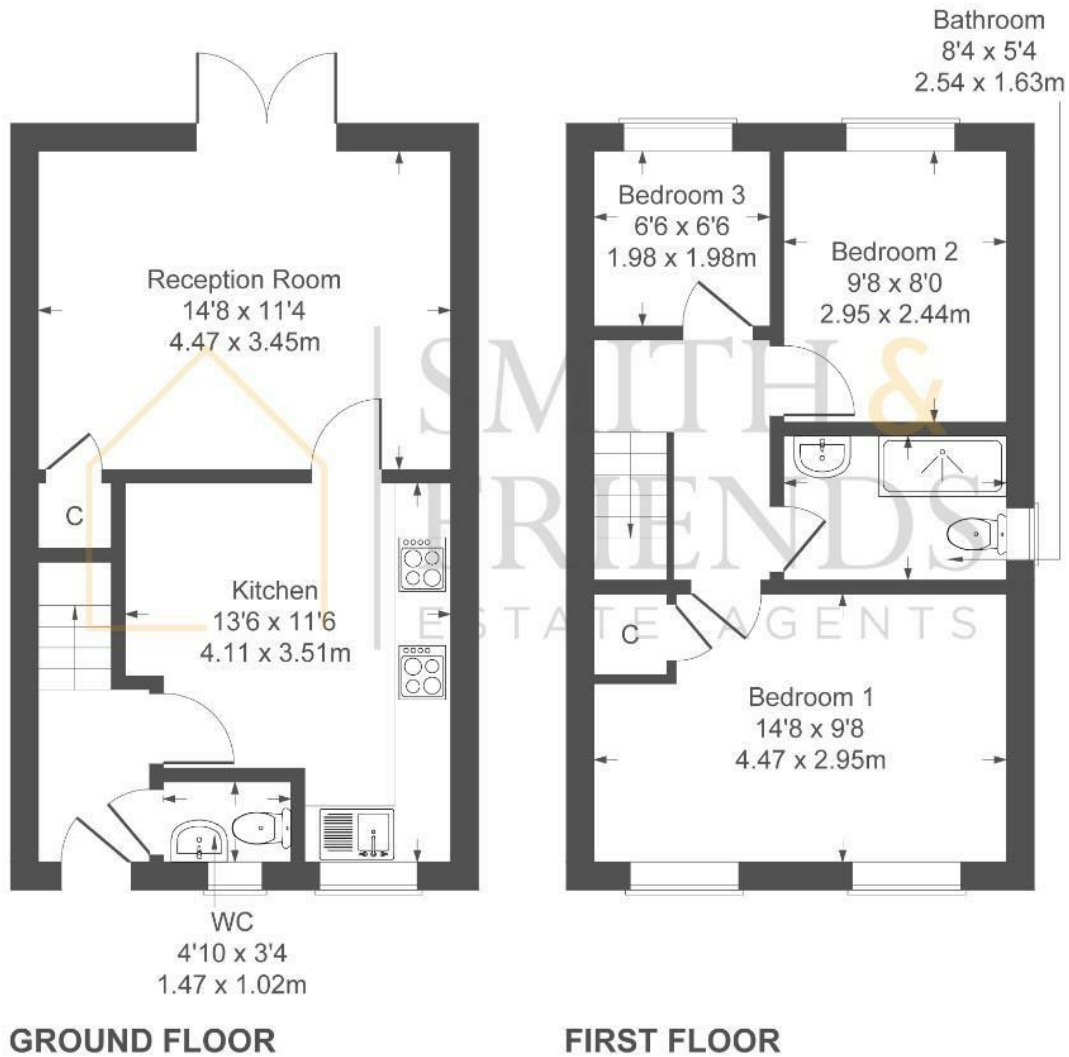


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# Dryburn Road

Approximate Gross Internal Area  
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

