



Set in a lovely cul-de-sac location this three bedroom semi detached house is well presented throughout and would be a perfect family home. The property is close to shops, schools and local amenities. The ground floor has a entrance hallway, cloakroom, living area and a modern extended kitchen/dining/snug area. The upper floor has two double bedroom, a third bedroom and a modern family bathroom with a white bathroom suite and separate shower . Externally the enclosed rear garden is a great size having a patio/seating area and lawn to borders. The front external comprises of a garage and driveway. Call Smith & Friends to book a viewing.

Elmwood Grove, Stockton-On-Tees, TS19

0RB

3 Bed - House - Semi-Detached

£190,000

EPC Rating: D

Council Tax Band: C



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FRIENDS**
ESTATE AGENTS

Elmwood Grove, Stockton-On-Tees, TS19 0RB



ENTRANCE HALLWAY

11'9 x 5'10 (3.58m x 1.78m)

Via front door with laminate flooring, under stairs cupboard and leading into kitchen/diner/snug area.

KITCHEN/DINER/SNUG

11'5 x 18'9 (3.48m x 5.72m)

Open plan with laminate flooring, radiator, fitted wall and base units, stainless steel sink and drainer, built-in oven, gas hob, spot lights, double glazed window to rear aspect, double glazed doors to side leading to rear garden, double glazed full length window to rear aspect and wall radiator.



LOUNGE

13'3 x 12'5 (4.04m x 3.78m)

Double glazed bay window to front aspect, laminate flooring, radiator, fire and surround and coved ceiling.



WC

3'3 x 2'6 (0.99m x 0.76m)

WC, wash hand basin and laminate flooring.

LANDING

10'3 x 3'10 (3.12m x 1.17m)

Double glazed window to side aspect, loft access and carpet flooring.



BEDROOM 1

13'11 x 8'7 (4.24m x 2.62m)

Double glazed bay window to front aspect, carpet flooring, fitted wardrobes and cupboards.

BEDROOM 2

11'5 x 10'7 (3.48m x 3.23m)

Double glazed window to rear aspect and carpet flooring.

BEDROOM 3

6'7 x 7'10 (2.01m x 2.39m)

Double glazed window to front aspect, radiator and carpet flooring.



BATHROOM

8'4 x 7'9 (2.54m x 2.36m)

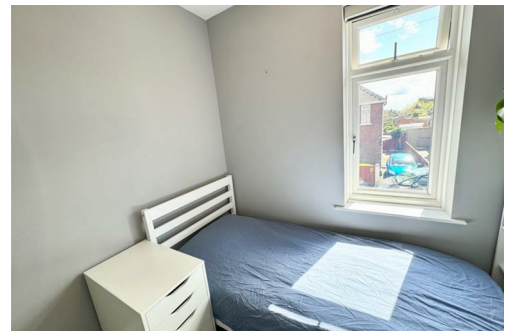
Double glazed window to rear aspect, heated towel rail, bath, shower cubicle, WC, vanity wash hand basin, spot lights and extractor fan.

OUTSIDE

To the front there is a low maintenance garden. The rear garden is a good size which is enclosed in addition to having a patio area.



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Ground Floor



Floor 1

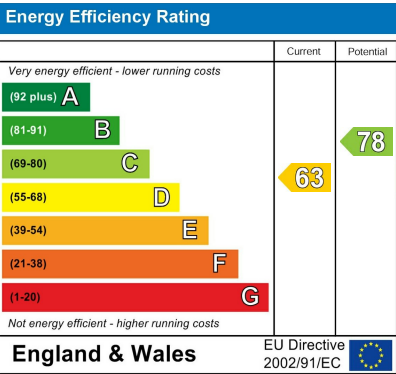
Approximate total area⁽¹⁾
880.49 ft²
81.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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. Smith & Friends Estate Agents 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.



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