



Smith & Friends are delighted to market this extended three bed detached bungalow situated just off Thornaby Green, within the area there are great River walks along the Tees and amenities close by.

The property comprises of entrance hallway, bathroom, lounge, large extended kitchen diner, three bedrooms and shower room/wc also benefitting from gas central heating and two sets of French patio doors to the rear bedrooms.

This home sits on a lovely plot with lots of space and a west facing rear garden with views over looking the river Tees. To the front of the property a block paved driveway provides off road parking and a single garage.

**Richardson Road, Stockton-On-  
Tees, TS17 8QE**  
**3 Bed - Bungalow - Detached**  
**£270,000**  
**EPC Rating: C**  
**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Richardson Road, Stockton-On-Tees, TS17 8QE



## ENTRANCE HALLWAY

10'9 x 7'2 (3.28m x 2.18m)

Via uPVC double glazed front door with laminate flooring and radiator.

## LIVING ROOM/DINER

26'4 x 14'5 (8.03m x 4.39m)

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



## BEDROOM

10'5 x 10'4 (3.18m x 3.15m)

Double glazed double doors onto rear patio and radiator.

## BREAKFAST KITCHEN

21'0 x 12'10 (6.40m x 3.91m)

Stainless steel one and a half sink and drainer, wall and base units, double oven, double cooker hood, gas hobs, beams, two radiators, part tiling, double glazed window to side aspect, double glazed window to rear aspect and archway.



## LOBBY

Laminate flooring.

## BEDROOM 1

12'3 x 12'2 (3.73m x 3.71m)

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



## EN SUITE

7'10 x 8'3 (2.39m x 2.51m)

WC, wash hand basin and shower cubicle with power jet shower.

## BEDROOM 2

9'5 x 8'7 (2.87m x 2.62m)

Double glazed double doors to the rear aspect, two windows to rear aspect, laminate flooring and radiator.



## BATHROOM

6'2 x 7'0 (1.88m x 2.13m)

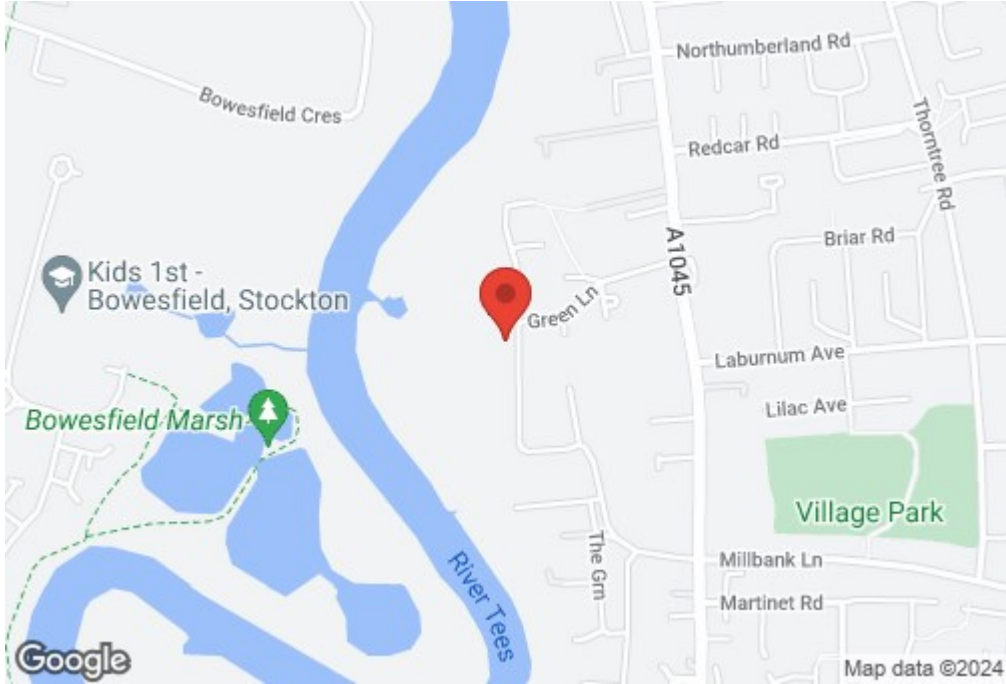
Fully tiled bathroom suite with double glazed window to side aspect, bath shower, wash hand basin, WC and heated towel rail.



## GARAGE

With double doors.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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