



Located close to all amenities, schools and bus routes this property comes to the market with a spacious kitchen/ diner with double doors opening onto the well maintained extended rear garden. The property comprises of an entrance hallway, cloakroom, excellent size living area and kitchen/diner on the ground floor. The upper level has a modern family bathroom, three bedrooms with the master bedroom having en-suite facilities. Externally it has an open aspect to the front elevation and a feeling of privacy as the property is set back. Extremely well presented throughout and for a three bedroom property it has a generous rear garden compared to your average. Really lovely property. You won't be disappointed!!

**Gould Walk, Stockton-On-Tees, TS20 2FZ**

**3 Bed - House - Semi-Detached**

**£165,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**



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# Gould Walk, Stockton-On-Tees, TS20 2FZ



## Entrance Hallway

**9'0 x 3'2 (2.74m x 0.97m)**

1 x Radiator, 1 door to the front, and flooring.

## Cloakroom

**5'2 x 3'0 (1.57m x 0.91m)**

W/c, wash hand basin, 1 x radiator and flooring.

## Lounge

**15'11 x 11'9 (4.85m x 3.58m)**

1 x front double glazed window, 1 x radiator and carpet flooring.

## Kitchen/Diner

**10'5 x 15'0 (3.18m x 4.57m)**

1 x rear double glazing window, double glazed double doors to the rear, sink/drainage and flooring.

Combi Boiler.

Storage Cupboard

## Landing

**12'0 x 6'2 (3.66m x 1.88m)**

Carpet flooring, loft access, 1 x radiator and airing cupboard.

## Bedroom

**11'7 x 8'5 (3.53m x 2.57m)**

1 x front double glazed window, 1 x radiator and carpet flooring.

Fitted Robes.

## Ensuite

**4'4 x 8'5 (1.22m x 2.57m)**

Shower cubicle, w/c, wash hand basin, shaver point and extractor fan.

## Bedroom

**10'1 x 8'5 (3.07m x 2.57m)**

1 x rear double glazed window, 1 x radiator and carpet flooring.

## Bedroom

**8'8 x 6'3 (2.64m x 1.91m)**

1 x front double glazed window, 1 x radiator and carpet flooring.

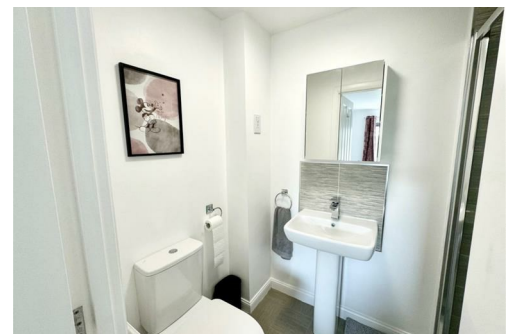
## Bathroom

**5'6 x 6'2 (1.68m x 1.88m)**

1 x rear double glazed window, wash hand basin, w/c, bath and flooring.

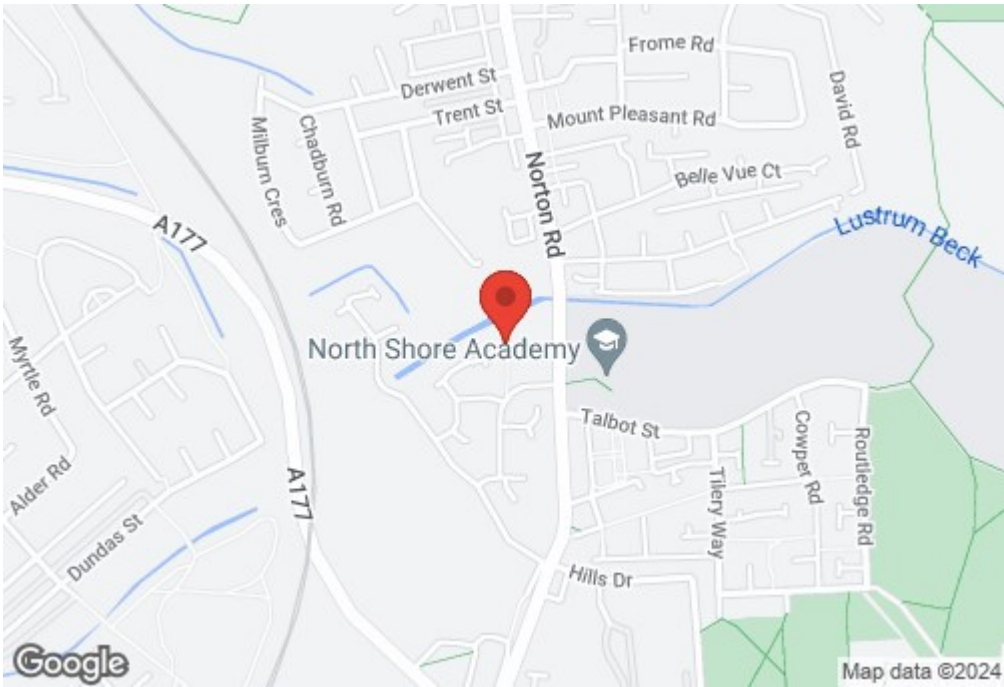
## External

Allocated parking, generous extended enclosed rear garden and outside cold tap.





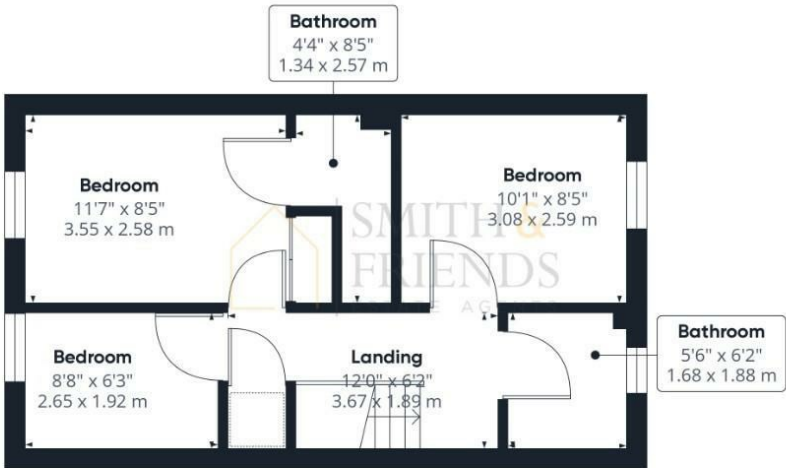
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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
754.29 ft<sup>2</sup>  
70.08 m<sup>2</sup>

(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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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