



A superbly well presented three bedroom semi detached town house situated on a modern estate in Stockton is ready to move straight into with no work required as it is decorated to a good standard. The internal layout briefly comprises of entrance hallway with ground floor shower room/WC, utility and bedroom three. To the first floor is the lounge and the well fitted kitchen/breakfast room. The second floor comprises of two bedrooms both with en suite facilities. Externally to the rear is a laid to lawn area with paving. To the front of the property is a recently paved driveway allowing for additional parking which leads to the garage.

Location: This property is close to North Tees Hospital, local shops and amenities.

George Stephenson Boulevard, Stockton-
On-Tees, TS19 8GD
3 Bed - House - Semi-Detached
£155,000
EPC Rating: B
Council Tax Band: C



**SMITH &
 FRIENDS**
 ESTATE AGENTS

George Stephenson Boulevard, Stockton-On-Tees, TS19 8GD



GROUND FLOOR

ENTRANCE HALLWAY

17'1 x 2'9 (5.21m x 0.84m)

Carpet flooring and radiator.

CLOAKROOM

8'11 x 2'9 (2.72m x 0.84m)

Shower cubicle, wash hand basin and WC.

UTILITY

8'8 x 5'3 (2.64m x 1.60m)

Door to rear aspect, wall and base units with sink with drainer.

OFFICE

8'7 x 8'8 (2.62m x 2.64m)

Carpet flooring, radiator and window to rear aspect.

MIDDLE FLOOR

LANDING

6'7 x 3'2 (2.01m x 0.97m)

Carpet flooring.

LOUNGE

18'6 x 14'3 (5.64m x 4.34m)

Two double glazed windows to front aspect and radiator.

KITCHEN/BREAKFAST ROOM

10'9 x 14'3 (3.28m x 4.34m)

Two double glazed windows to rear aspect, radiator, stainless steel sink and drainer, extractor hood, gas hob, integrated oven and wall and base units.

SECOND FLOOR LANDING

5'9 x 3'1 (1.75m x 0.94m)

Carpet flooring and loft access.

TOP FLOOR

BEDROOM ONE

13'7 x 14'3 (4.14m x 4.34m)

Two double glazed windows to front aspect, radiator and carpet flooring.

EN SUITE

6'6 x 5'5 (1.98m x 1.65m)

WC, wash hand basin, bath with shower facilities, extractor fan and radiator.

BEDROOM TWO

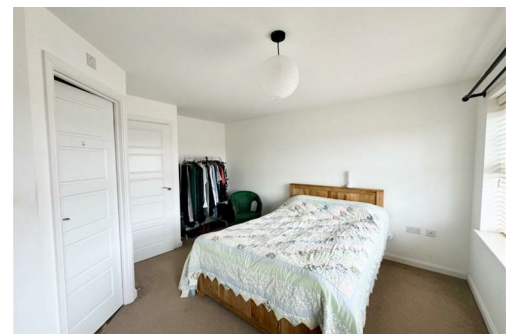
9'4 x 14'3 (2.84m x 4.34m)

Two double glazed windows to rear aspect, radiator and carpet flooring.

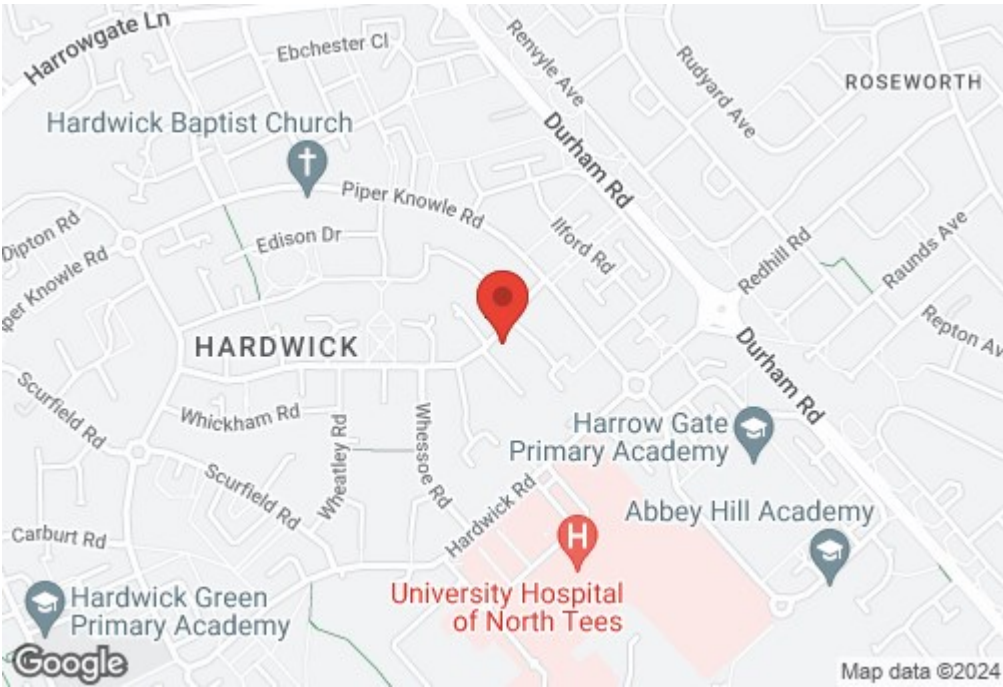
EN SUITE

5'9 x 5'9 (1.75m x 1.75m)

WC, wash hand basin, shower cubicle and radiator.



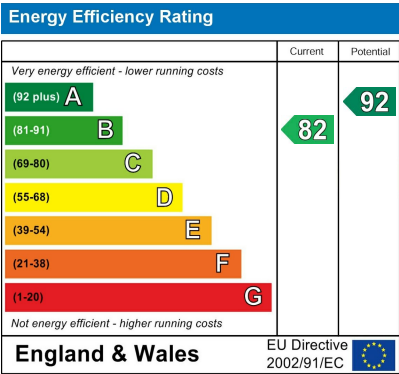
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



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