



Smith and Friends are delighted to market this outstanding three bedroom town house in Greatham Avenue. The property which is set over three floors offers excellent family living throughout. The interior is absolutely delightful and is set to a very high standard, as well as having a recently installed boiler. Internally and externally the property has been well maintained and improved with no expense spared. The floorplan consists of an entrance hall, lounge, cloakroom and kitchen/diner on the first floor. The second floor has two double bedrooms and a family bathroom. The upper level comprises of the master bedroom and spacious en suite. Externally, the rear garden is immaculate and low maintenance with a delightful seating area. There is a detached garage and parking to the side of the property.

**Greatham Avenue, Stockton-On-
Tees, TS18 2QB**
3 Bed - House - Mid Terrace
£160,000
EPC Rating: B
Council Tax Band: C



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ENTRANCE HALLWAY

Front door, carpet flooring.

KITCHEN

Laminate flooring, double glazed window to rear aspect, gas hob and oven and radiator.

WC

WC, wash hand basin, flooring, radiator and extractor fan.

LIVING ROOM

Double glazed window to front aspect, radiator, carpet and storage cupboard.

LOBBY

Carpet flooring, access to kitchen and lounge.

FIRST FLOOR LANDNG

Radiator and carpet flooring.

BEDROOM 2

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

BEDROOM 3

Double glazed window to rear aspect and radiator.

BATHROOM

Radiator, WC, wash hand basin, bath, shower and part tiled walls.

SECOND FLOOR LANDING

Carpet and storage cupboard.

MASTER BEDROOM

Double glazed window to front aspect, carpet, loft access and radiator.

EN SUITE

Shower cubicle, WC, wash hand basin, bulk head, skyline window to rear aspect and extractor fan.

OUTSIDE

The rear garden is AstroTurf and has a patio/seating area. In addition there is a detached garage and additional parking to the side of the property.



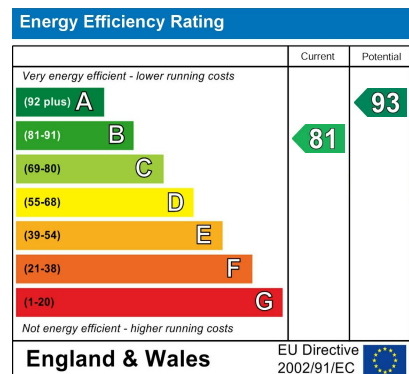
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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