



MUST BE VIEWED, LARGE CORNER PLOT. We are delighted to offer to the market for sale this deceptively spacious three bedroom semi detached home situated on a large corner plot in Draycott Close, The Glebe, Norton. The property has been maintained to the highest standards and benefits from uPVC double glazing, gas central heating, a conservatory to the rear with double glazed French doors to the beautifully presented rear garden. The internal layout in brief: entrance porch, good size lounge, kitchen/diner and conservatory. The first floor comprises of three bedrooms, the master having fitted wardrobes and the well fitted family bathroom/WC. Externally to the rear is a good size well established garden with plants, shrubs, laid to lawn area, storage shed and patio seating area. The front benefits from an additional laid to lawn area with large driveway providing ample off street car parking. In our opinion, a viewing comes highly recommended in order to appreciate this well maintained accommodation on offer.

Draycott Close, Stockton-On-Tees, TS20 1ST

3 Bed - House - Semi-Detached

£160,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Draycott Close, Stockton-On-Tees, TS20 1ST



ENTRANCE PORCH

Accessed via uPVC double glazed entrance door.

LOUNGE

14'4 x 13'8 (4.37m x 4.17m)

uPVC double glazed window to the front aspect, staircase to first floor, modern fire surround with inset electric fire, double radiator and coved ceiling.



KITCHEN/DINER

13'7 x 10'6 (4.14m x 3.20m)

Well fitted with a range of base, wall and drawer units with complimentary working surfaces incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with re-circulating fan above and electric oven below, integrated fridge and freezer, recess with plumbing for washing machine, uPVC double glazed window, uPVC double glazed French doors, double radiator, tiling to splash backs and built-in storage cupboard.



CONSERVATORY

10'6 x 9'5 (3.20m x 2.87m)

Of dwarf brick wall construction with uPVC double glazed windows and uPVC double glazed French doors.



FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

11'7 x 8'7 (3.53m x 2.62m)

uPVC double glazed window to the front aspect, fitted wardrobes and single radiator.

BEDROOM 2

9'7 x 7'3 (2.92m x 2.21m)

uPVC double glazed window to the rear aspect.

BEDROOM 3

7'10 x 6'8 (2.39m x 2.03m)

uPVC double glazed window to the rear aspect and single radiator.



FAMILY BATHROOM/WC

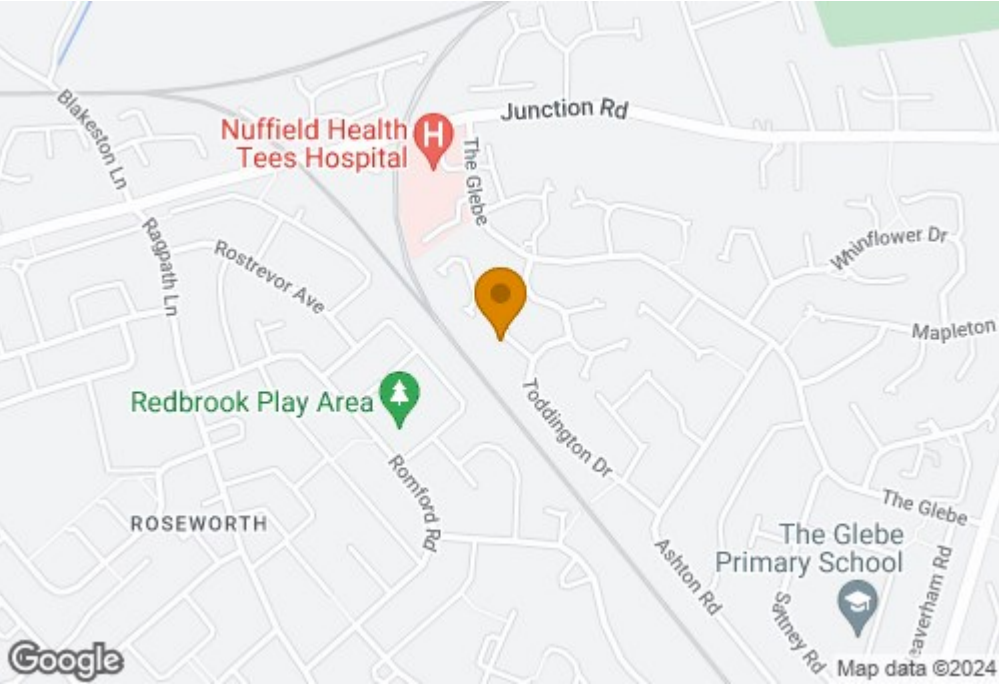
Well fitted with a three piece white suite comprising of 'P' shaped bath with mixer tap, mains shower attachment over and shower screen, pedestal wash hand basin, low level WC, attractive tiling to walls, uPVC double glazed frosted window and chrome heated towel radiator.

OUTSIDE

Externally to the side and rear is a large rear garden predominantly laid to lawn with plants, shrubs, hedges, trees, decked seating area, storage shed and gated access to the front which provides ample off street car parking via a driveway.



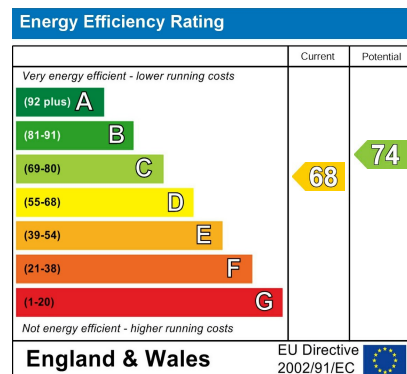
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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