



END TERRACE HOUSE. THREE BEDROOMS. RARELY AVAILABLE. EXTENDED ON THE GROUND FLOOR. PEDESTRIANISED TO THE FRONT. ATTRACTIVE VIEWS. SPACIOUS ACCOMMODATION. LARGE CONSERVATORY. LOW MAINTENANCE GARDENS. VIEWING RECOMMENDED.

We are pleased to offer for sale a spacious three bedroom end terrace house which offers family sized accommodation whilst being within the price range of many first time buyers. Ideal for a variety of buyers including investors looking for a great buy to let property.

The property is located in a pedestrianised position with attractive views and the benefit of low maintenance gardens on a popular residential development on the outskirts of Stockton.

Blakeston Court is located off Blakeston Lane close to local shops, schools for all age groups, regular bus services and is only a short drive from Norton High Street with its thriving restaurants and bars.

With the benefit of gas central heating and uPVC double glazing the accommodation briefly comprises: 24'0 open plan Lounge/ Dining Room with feature fireplace and laminate flooring, fitted Kitchen, Conservatory, Landing, three Bedrooms and Bathroom/ wc with modern white suite.

Rarely available on this road an internal inspection is highly recommended to appreciate the property fully.

Blakeston Court, Stockton-On-Tees, TS19 9JX

3 Bed - House - End Terrace

£94,950

EPC Rating:

Council Tax Band:

Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Blakeston Court, Stockton-On-Tees, TS19 9JX

GROUND FLOOR

Lounge/ Dining Room
23'10 x 13'8 (7.26m x 4.17m)

Kitchen/ Breakfast Room
13'8 10'8 (4.17m 3.25m)

Conservatory
13'6 x 6'10 (4.11m x 2.08m)

FIRST FLOOR

Landing

Bedroom 1
13'8 x 10'8 (4.17m x 3.25m)

Bedroom 2
14'2 x 7'6 (4.32m x 2.29m)

Bedroom 3
10'10 x 5'10 (3.30m x 1.78m)

Bathroom/ wc
9'4 x 5'6 (2.84m x 1.68m)



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, conveyancing and removal 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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