



This lovely family home has come to the market with excellent space throughout. Comprises of an entrance hallway, open plan lounge/diner and extended fitted kitchen with breakfast bar on the ground floor. The upper floor offers three good sized bedrooms and a family bathroom with storage. This property is an ideal family home and is close to shops, schools, North Tees Hospital and local amenities. External: Ample parking and an excellent enclosed rear garden.

Ragpath Lane, Stockton-On-Tees, TS19 9BA

3 Bed - House - Semi-Detached

£125,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Ragpath Lane, Stockton-On-Tees, TS19 9BA



HALLWAY

13'6 x 5'11 (4.11m x 1.80m)

Via uPVC front door with carpet, radiator and stairs to upper level.

OPEN LOUNGE/DINER

24' x 13'6 (7.32m x 4.11m)

Double glazed window to front aspect, two radiators, patio doors to rear aspect, wall lights and carpet flooring.



KITCHEN

7'9 x 15'10 (2.36m x 4.83m)

Two double glazed windows to rear aspect, uPVC door to side aspect, breakfast bar, gas hob and radiator.



LANDING

5'9 x 3'2 (1.75m x 0.97m)

Double glazed window to side aspect, carpet and loft access.

BEDROOM 1

11'5 x 11'2 (3.48m x 3.40m)

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

BEDROOM 2

9'9 x 11'5 (2.97m x 3.48m)

Double glazed window to rear aspect and radiator.



BEDROOM 3

8'4 x 8'2 (2.54m x 2.49m)

Double glazed window to front aspect, carpet, radiator and bulk head.

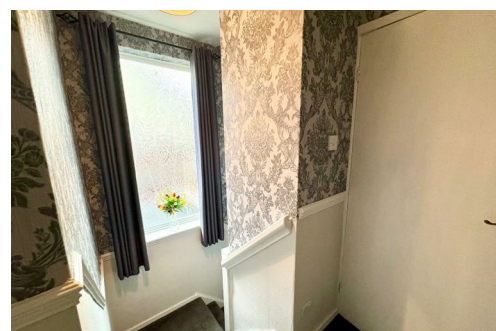
BATHROOM

6'9 x 8'1 (2.06m x 2.46m)

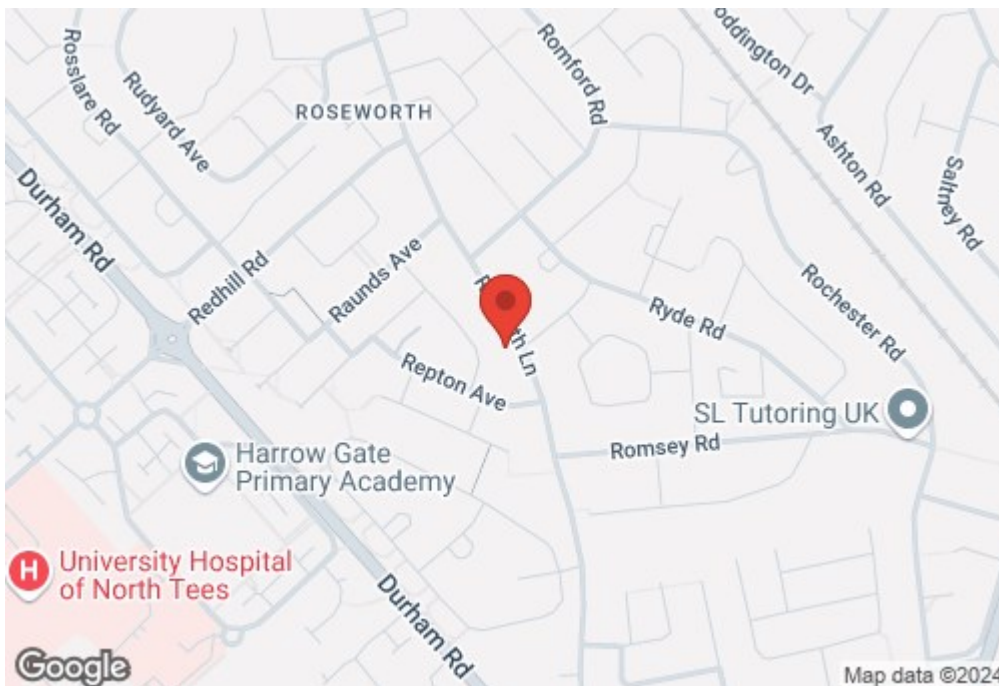
Two double glazed windows to rear aspect, radiator, bath, shower, wash hand basin and WC, storage cupboard.

EXTERNALLY

Enclosed rear garden with parking to the front of the property.



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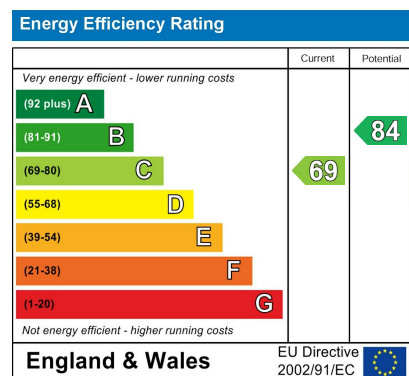


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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