This immaculate three bedroom house located close to schools, shops and local amenities has come to the market ready to move into with no work required. The property comprises of an entrance hallway, a beautiful open plan lounge/kitchen/diner and cloakroom on the ground floor. The upper floor offers three bedrooms, ensuite facilities and family bathroom with dual shower. Externally: A well kept rear garden laid to lawn and a lovely seating/entertaining area. Garage and driveway for ample parking. Call Smith & Friends to arrange a viewing.

Hills Drive, Stockton-On-Tees, TS20 2GE
3 Bed - House - Detached
£195,000
EPC Rating: B
Council Tax Band: C
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Hills Drive, Stockton-On-Tees, TS20 2GE

ENTRANCE HALL
3'6 x 4' (1.07m x 1.22m)
Double glazed front door, radiator, carpet and stairs to upper level.

LOUNGE
14'1 x 9'11 (4.29m x 3.02m)
Double glazed window to front aspect, radiator, double doors to rear aspect, storage cupboard, open plan with diner, carpet and flooring.

WC
2'11 x 5'6 (0.89m x 1.68m)
WC, radiator, wash hand basin and double glazed window to side aspect.

KITCHEN
8'3 x 22'5 (2.51m x 6.83m)
Flooring, double glazed double doors to rear aspect, two double glazed windows to rear aspect, gas hob and access to cloakrom.

LANDING
3'4 x 6'2 (1.02m x 1.88m)
Carpet flooring and access to loft.

BEDROOM 1
14'2 x 9' (4.32m x 2.74m)
Double glazed window to front aspect, radiator and carpet.

EN SUITE
4'7 x 6'8 (1.40m x 2.03m)
Double glazed window to rear aspect, shower cubicle, wash hand basin, WC, extractor fan and radiator.

BEDROOM 2
11'8 x 9'1 (3.56m x 2.77m)
Double glazed window to front aspect, carpet, radiator and built-in wardrobes.

BEDROOM 3
10'8 x 8'9 (3.25m x 2.67m)
Double glazed window to rear aspect, carpet and radiator.

BATHROOM
6'3 x 6'4 (1.91m x 1.93m)
Double glazed window to rear aspect, radiator, bath, shower, wash hand basin, WC, part tiling and extractor fan.

OUTSIDE
The well kept rear garden is lawned with seating area.

Energy Efficiency Rating — Current 83, Potential 95

England & Wales — EU Directive 2002/91/EC