

Located in a lovely cul-de-sac this three bedroom semi detached house would be the perfect family purchase. The property offers excellent space throughout and comes to the market with no forward chain. Comprising of a spacious entrance hallway, open plan lounge/diner, conservatory and fitted kitchen on the ground floor. The upper level offers a family bathroom and three bedrooms, two bedrooms having the advantage of built in robes. External: A well maintained rear enclosed garden, detached garage and a generous driveway for ample parking as well as an EV charger. Location: Close to schools, shops, bus routes and local amenities. Call Smith & Friends to arrange a viewing.

**Fleetham Grove, Stockton-On-Tees, TS18 5LH**

**3 Bed - House - Semi-Detached**

**£187,500**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Fleetham Grove, Stockton-On-Tees, TS18 5LH



## ENTRANCE HALLWAY

10'x 4'11 (3.05m x 1.50m)

uPVC front door, stairs to upper level, flooring and radiator.

## LOUNGE

13' x 13'6 (3.96m x 4.11m)

Fire and surround, carpet, archway to dining room which is open plan with the lounge, double glazed window to front aspect, storage cupboard, radiator and covered ceiling.

## DINING AREA

10'10 x 9'3 (3.30m x 2.82m)

Carpet, covered ceiling, radiator and double doors to rear aspect leading to conservatory.

## KITCHEN

10'11 x 7'5 (3.33m x 2.26m)

Double glazed window to side aspect, double glazed doors to rear aspect, wall and base units, gas hob, cooker hood, tiled flooring and radiator.

## CONSERVATORY

8'9 x 7'9 (2.67m x 2.36m)

Double glazed doors to side aspect leading to rear garden and laminate flooring.

## LANDING

8'2 x 6'1 (2.49m x 1.85m)

Carpet, loft access, covered ceiling and double glazed window to side aspect.

## BEDROOM 1

13'6 x 10'3 (4.11m x 3.12m)

Built-in wardrobes, carpet, radiator, covered ceiling, storage cupboard and double glazed window to front aspect.

## BEDROOM 2

9' x 10'5 (2.74m x 3.18m)

Double glazed window to rear aspect, radiator, covered ceiling and wardrobes.

## BEDROOM 3

9'10 x 6'5 (3.00m x 1.96m)

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

## BATHROOM

6'2 x 6'1 (1.88m x 1.85m)

Double glazed window to rear aspect, part tiled, bath, shower, wash hand basin, WC and heated towel rail.



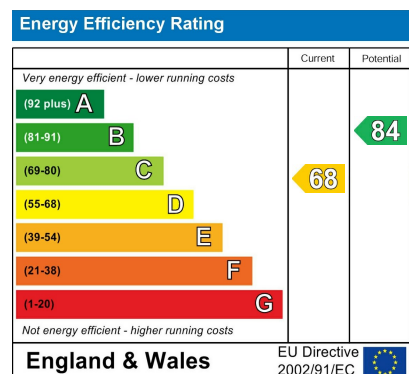
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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



21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

