



Smith & Friends are delighted to market this spacious three bedroom semi detached house located not too far away from Norton High Street. The property comprises of an entrance hallway, an open plan lounge/diner with internal double doors leading through to the kitchen. The upper level offers a modern bathroom with a separate shower and three bedrooms. External: The rear garden is well maintained with a patio/seating area and mainly laid to lawn.

Gladesfield Road, Stockton-On-Tees, TS20 2HS
3 Bed - House - Semi-Detached
£140,000
EPC Rating: C
Council Tax Band:
Tenure: Freehold



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Hallway

Flooring, front entrance door, 1 x radiator and under stairs cupboard.

Lounge

1 x front double glazed bay window , carpet flooring and 1 x radiator.
Open Plan with diner.

Dining Room

Rear double glazed patio doors, internal double doors, carpet flooring, fire and surround.

Kitchen

10'1" x 7'0" (3.092 x 2.153)

1 x rear double glazed window, 1 x side double glazed window, stainless steel sink/drainer and 1 x side double glazed door to rear garden.

Lobby

Open plan with kitchen, 1 x side double glazed window and 1 x radiator.

Landing

1 x side double glazed window, loft access and carpet flooring.

Bedroom

14'7" x 10'11" (4.451 x 3.342)

Carpet flooring, 1 x front bay double glazed window and 1 x radiator.

Bedroom

6'6" x 6'6" (1.984 x 1.988)

1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom

12'2" x 10'5" (3.723 x 3.20)

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

7'0" x 8'7" (2.135 x 2.634)

Shower cubicle, bath, shower attachment, w/c, wash hand basin and 1 x side double glazed window.

External

Garage.

Rear garden mainly laid to lawn and patio seating area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

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.

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