



Located in the picturesque Carlton Village this charming corner plot detached house has come to the market ready to move straight into. Garth Close would be the perfect family home offering four bedrooms and fantastic family living throughout. Comprising of an entrance hall, cloakroom with a walk in shower, spacious lounge, leading into the dining room and a modern L shaped kitchen on the ground floor. The upper level offers four good size bedrooms, bathroom with a corner bath and a split level landing. External: Having the advantage of being a corner plot the rear garden sweeps around the property. Mainly laid to lawn with a patio/seating area and a garage. Ample parking and located in a small cul-de-sac. Location: Close to Carlton Post Office. Village Location.

Garth Close, Stockton-On-Tees, TS21 1EQ

4 Bedroom - House - Detached

£350,000

EPC Rating:

Tenure: Freehold

Council Tax Band: D



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ENTRANCE HALLWAY

Double glazed side door, double glazed full length window with panel to front aspect, radiator, flooring and coved ceiling.

CLOAKROOM

Shower cubicle, wash hand basin, WC, heated towel rail, flooring, spot lights, part tiling and double glazed window to side aspect.

LOUNGE

Double glazed window to front aspect, flooring, fire and surround, two radiators, coved ceiling and wall lights.

DINING ROOM

Internal doors to garage, double glazed double doors to rear aspect, two double glazed windows to side aspect, flooring and radiator.

KITCHEN

Gas hob, built-in oven and integrated appliances, breakfast bar, spot lights, flooring, radiator, double glazed window to rear aspect and double glazed door to side aspect.

LANDING

Split level landing, double glazed window to front aspect, carpet flooring, coved ceiling, loft access and storage cupboard.

BEDROOM

Double glazed window to rear aspect, carpet, fitted wardrobes, wall lights and radiator.

BEDROOM

Double glazed window to front aspect, radiator, coved ceiling, flooring and fitted wardrobes.

BEDROOM

Double glazed window to rear aspect, carpet and radiator.

BEDROOM

Double glazed window to front aspect, radiator and carpets.

BATHROOM

Corner bath, wash hand basin, part tiling, radiator, spot lights, flooring and double glazed window to rear aspect.






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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. We 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.

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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