

This delightful four bedroom house located in a small courtyard in Bishopton Village which overlooks "The Green" has come to the market with no forward chain. Access from the courtyard leading into the property internally comprises of an entrance hallway, cloakroom, three reception rooms and a newly fitted kitchen with integrated appliances on the ground floor. The upper level offers a beautiful open landing area, four bedrooms and an immaculate bathroom. External: Garage, parking bay and a low maintenance rear garden ideal for pots and a seating area. Location: Anesty Court is set in a small courtyard located off "The Green" in the quaint village. No Forward Chain - Please call Smith & Friends to arrange a viewing on 01642 607555.

**Anesty Court, Bishopton, TS21 1NP**

**4 Bedroom - House**

**Offers Over £250,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: E**





**ENTRANCE HALLWAY**

**4'3 x 10'7 (1.30m x 3.23m)**

Radiator, carpet, storage cupboard, coved ceiling and stairs to upper level.

**CLOAKROOM**

**6'9 x 4'7 (2.06m x 1.40m)**

Double glazed window to side aspect, radiator, WC and wash hand basin.

**LOUNGE**

**11'9 x 15'9 (3.58m x 4.80m)**

Two double glazed windows, radiator, electric fire and surround, carpet and coved ceiling.

**STUDY**

**11'8 x 7'8 (3.56m x 2.34m)**

Double glazed window, radiator, carpet, coved ceiling.

**DINING ROOM**

**9'4 x 9'8 (2.84m x 2.95m)**

Double glazed window, carpet, coved ceiling and radiator.

**KITCHEN**

**9'3 x 11'9 (2.82m x 3.58m)**

Double glazed window, , built-in oven and microwave, electric hob, integrated fridge/freezer, under unit lighting, wall heater and part tiling.

**LANDING**

**3' x 12'1 (0.91m x 3.68m)**

Skylight window, carpet, coved ceiling, radiator and loft access.

**BEDROOM**

**9'5 x 12'10 (2.87m x 3.91m)**

Double glazed window, radiator, carpet and fitted mirrored wardrobes.

**BEDROOM**

**11'9 x 9'5 (3.58m x 2.87m)**

Double glazed window, radiator and carpet flooring.

**BEDROOM**

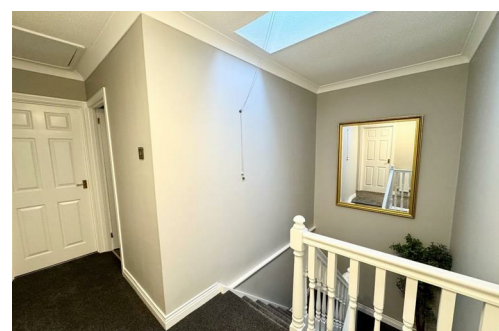
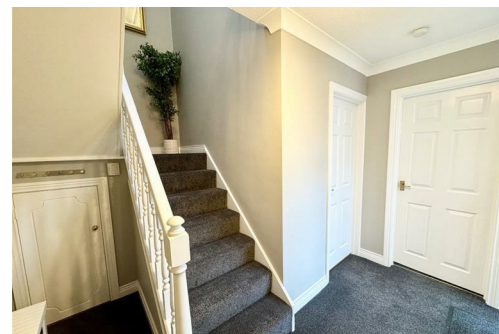
**11'8 x 9'4 (3.56m x 2.84m)**

Double glazed window, carpet and radiator.

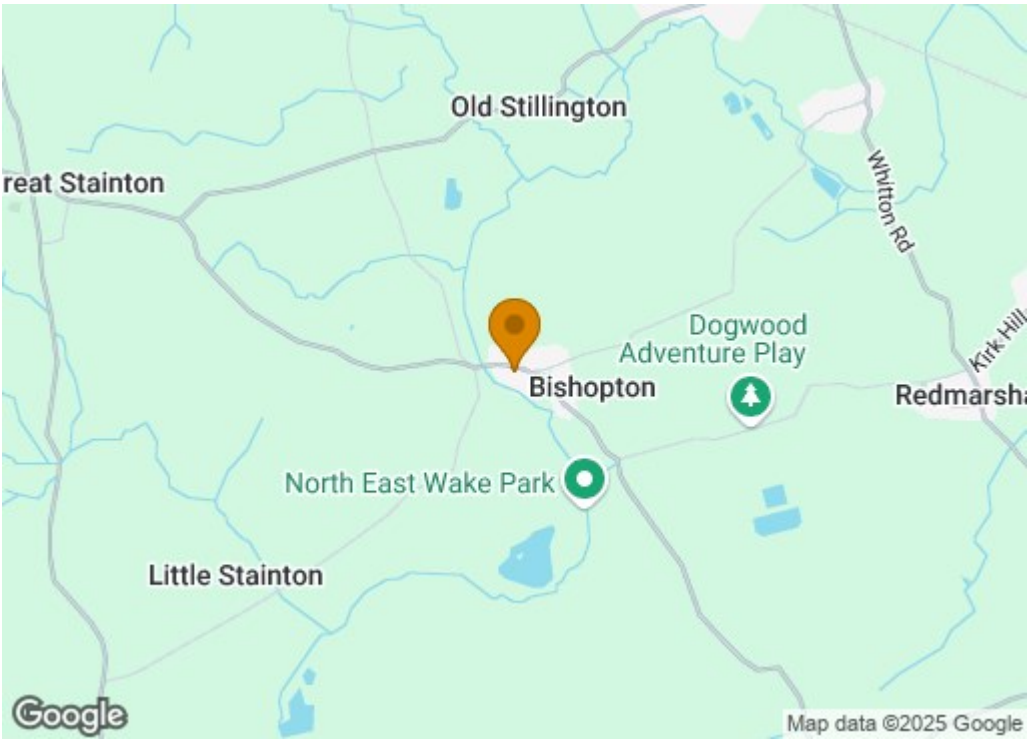
**BATHROOM**

**8' x 5'10 (2.44m x 1.78m)**

Fully tiled with double glazed window to side aspect, bath, shower, wash hand basin, WC and extractor fan.



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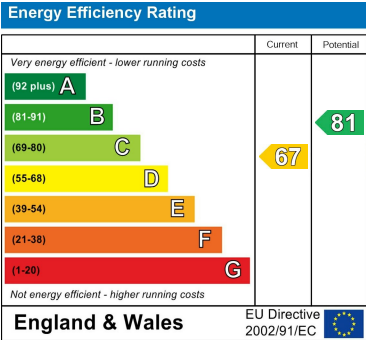




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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



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