



This detached corner plot has come to market offering great family living throughout. The property comprises of an entrance hallway, cloakroom, kitchen/diner and spacious lounge on the ground floor. The upper level offers three bedrooms, bathroom and ensuite to the master bedroom. Located in a cul-de-sac Beaufort Close is situated close to schools, shops and local amenities. External: Garage, driveway accessible from the rear garden, rear garden mainly laid to lawn with a decking seating area. No forward chain. Call Smith & Friends to arrange a viewing 01642 607555.

Beaufort Close, Stockton-On-Tees, TS17 8GY

3 Bedroom - House - Detached

£165,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



SMITH & FRIENDS
ESTATE AGENTS

Beaufort Close, Stockton-On-Tees, TS17 8GY



HALLWAY

3'4 x 7'11 (1.02m x 2.41m)

Via front door with laminate flooring and radiator.

CLOAKROOM

4'6 x 4'3 (1.37m x 1.30m)

Double glazed window to front aspect, radiator, WC, wash hand basin and laminate flooring.

LOUNGE

11'6 x 14'5 (3.51m x 4.39m)

Double glazed window to front aspect, double glazed window to rear aspect, carpet and radiator.

KITCHEN

10'5 x 14'7 (3.18m x 4.45m)

Tiled flooring, storage cupboard, double glazed doors to rear leading onto the rear garden, double glazed window to front aspect, gas hob and integrated oven, radiator.

LANDING

8'10 x 2'8 (2.69m x 0.81m)

Double glazed window to rear aspect, radiator and carpet.

BEDROOM ONE

10'6 x 9'3 (3.20m x 2.82m)

Storage cupboard, carpet flooring, radiator and double glazed window to front aspect.

EN SUITE

8'4 x 4'4 (2.54m x 1.32m)

Double glazed window to front aspect, shower cubicle, wash hand basin, WC and radiator.

BATHROOM

7'5 x 4'10 (2.26m x 1.47m)

Double glazed window to rear aspect, bath, wash hand basin, WC, radiator and part tiling.

BEDROOM TWO

11'6 x 7'5 (3.51m x 2.26m)

Double glazed window to front aspect, radiator, fitted wardrobes, radiator, carpet flooring and loft access.

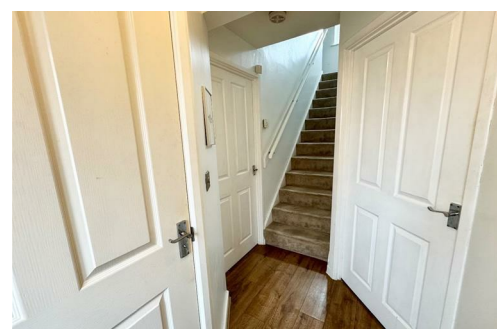
BEDROOM THREE

8'6 x 6'8 (2.59m x 2.03m)

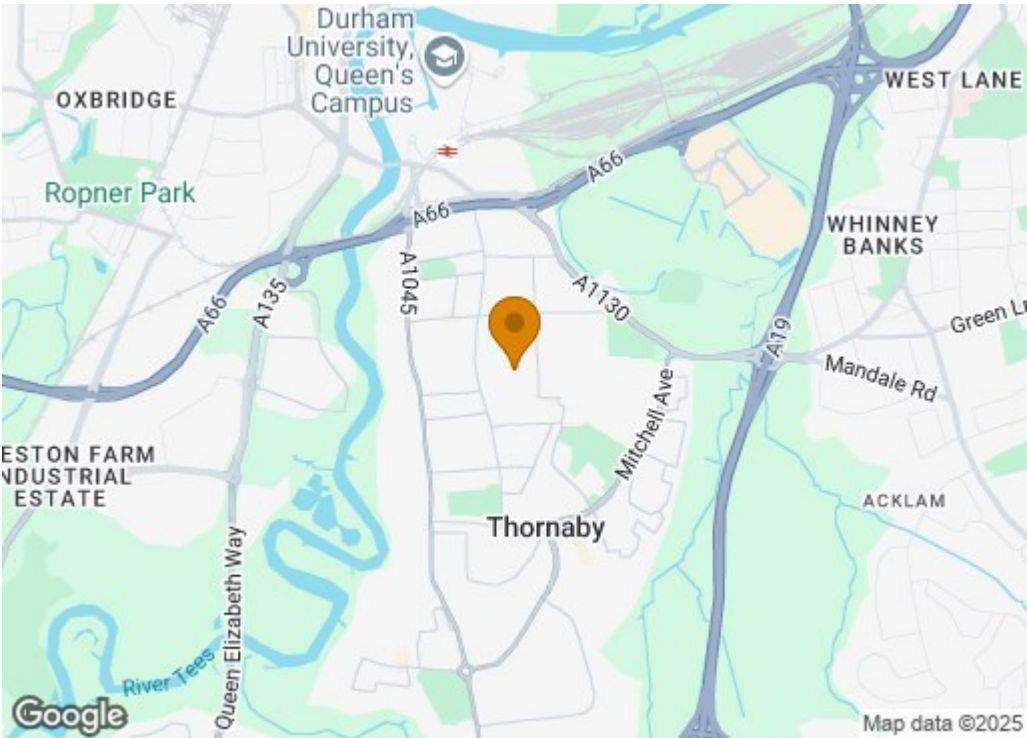
Double glazed window to rear aspect, radiator and carpet flooring.

OUTSIDE

Rear garden with decking and seating area. Gated access to garage.



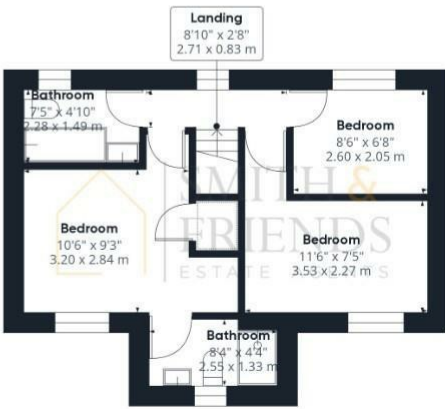
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Ground Floor



Floor 1

Approximate total area[§]
769.61 ft²
71.5 m²

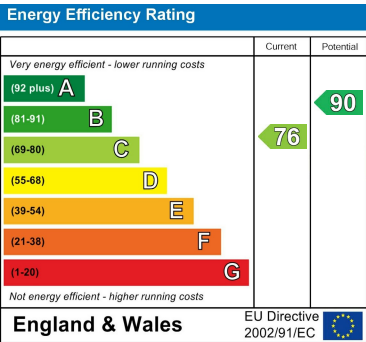
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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