



Smith & Friends are delighted to market this spacious newly-built semi detached house with no forward chain and vacant possession. Comprising of an entrance hallway, lounge, kitchen with a utility area and cloakroom on the ground floor. The upper level offers three double bedrooms, a family bathroom and an ensuite. External: well maintained rear garden, laid to lawn with seating decking area and garage. The property would be an ideal family purchase located in a brand new estate.

Dent Road, Stockton-On-Tees, TS21 1FX

3 Bedroom - House - Semi-Detached

£215,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



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ENTRANCE HALLWAY

Front door, radiator and carpet flooring.

CLOAKROOM

Accessed from the kitchen with radiator, wash hand basin and WC.

LOUNGE

Double glazed window to front aspect, carpet, fire surround, electric free standing fire, radiator, under stairs cupboard and stairs to upper level.

KITCHEN

Two double glazed windows to rear aspect, double glazed door to rear aspect, electric hob, electric oven, integrated fridge/freezer and dishwasher.

LANDING

Carpet flooring, two storage cupboards, radiator and access to loft.

BEDROOM

Three double glazed windows to front aspect, radiator, carpet and fitted mirrored wardrobes.

EN SUITE

Part tiled with shower cubicle, wash hand basin, WC, heated towel rail and extractor fan.

BEDROOM

Double glazed window to rear aspect, carpet and radiator.

BEDROOM

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

BATHROOM

Bath, wash hand basin, WC, heated towel rail, part tiling, extractor fan and double glazed window to side aspect.

EXTERNALLY

The south facing rear garden is laid to lawn with decking and seating area.

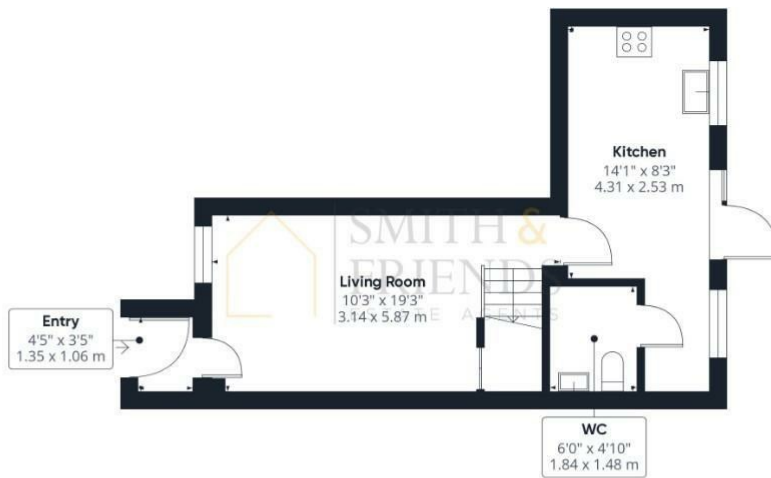
GARAGE



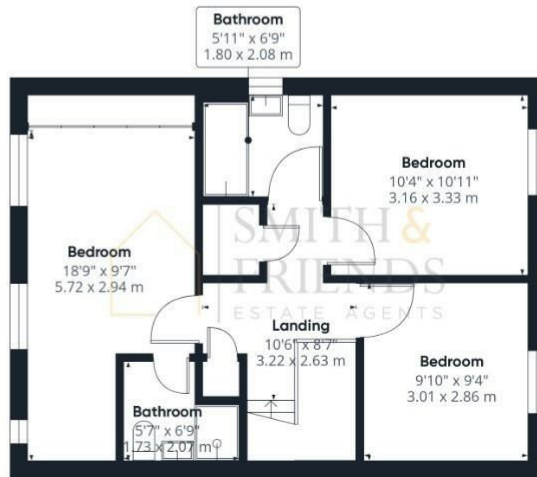
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
902.13 ft²
83.81 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

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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