



This unique extended 3-4 semi detached house has come to the market with Smith & Friends ready to move straight into. The property comprises of a welcoming entrance hallway, open plan lounge/diner, a further reception/summer room, L shaped kitchen, bedroom and en suite on the ground floor. The upper level offers three bedrooms and a modern bathroom. The property is immaculately presented and would make the perfect family home. External: Well maintained SOUTH FACING rear garden, laid to lawn, patio seating area and an outside bar which is great for entertaining. The driveway is block paved and offers ample parking. Location: Denholme Avenue is situated in a popular area close to shops, schools and local amenities. A short drive to the A66 access, Eaglescliffe and Yarm High Street.

Denholme Avenue, Stockton-On-Tees, TS18 3QE

4 Bedroom - House - Semi-Detached

£230,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Denholme Avenue, Stockton-On-Tees, TS18 3QE



ENTRANCE HALLWAY

uPVC double glazed front door, under stairs cupboard, radiator, 'wood' effect flooring.

OPEN PLAN LOUNGE/DINER

Double glazed bay window to front aspect, fire and surround, 'wood' effect flooring, coved ceiling, two radiators, double glazed internal patio doors to rear aspect.

EXTENSION/SUMMER ROOM

Two double glazed sky liner windows, spot lights, double glazed window to side aspect, double glazed double doors to rear aspect, carpet flooring, radiator.

L SHAPED KITCHEN

'Wood' effect flooring, radiator, uPVC double glazed door to side aspect, double glazed window to front aspect, part tiling.

BEDROOM ONE

Double glazed window to rear aspect, radiator, carpet, spot lights.

EN SUITE

Shower cubicle, wash hand basin, WC, extractor fan.

LANDING

Double glazed window to side aspect, carpet, loft access.

BEDROOM TWO

Double glazed bay window to front aspect, radiator, flooring.

BEDROOM THREE

Double glazed window to rear aspect, radiator, flooring.

BEDROOM FOUR

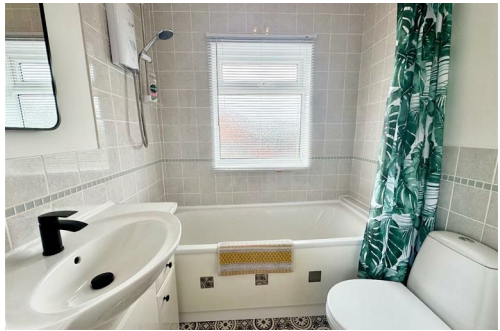
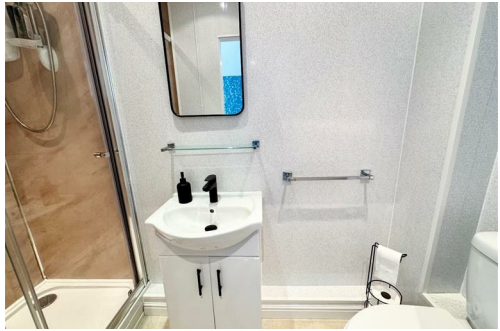
Double glazed window to front aspect, radiator, carpet.

BATHROOM

Bath, shower, vanity wash hand basin, WC, double glazed window to rear aspect, sliding entrance door, flooring, part tiling.



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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.

