



Offering huge potential this three bedroom semi detached house has become available to purchase with no forward chain. The property is spacious throughout and externally offers a garage, parking and a blank canvas rear enclosed garden. Situated close to schools, shops and easy for commuting on the A66 the property would be a great purchase. Comprising of an entrance hallway, a through lounge/diner and good size kitchen on the ground floor. The upper level has two double bedrooms with the master having fitted robes and the third bedroom which would make an ideal office/study.

Clifton Avenue, Stockton-On-Tees, TS18 3QF

3 Bed - House - Semi-Detached

£160,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



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ESTATE AGENTS

Clifton Avenue, Stockton-On-Tees, TS18 3QF



ENTRANCE HALLWAY

uPVC front door with two double glazed panels, radiator, carpet, stairs to upper level.

LOUNGE

Double glazed bay window to front aspect, fire and surround, radiator, carpet.

DINING ROOM

Double glazed window to rear aspect, radiator, coved ceiling, open plan archway leading to lounge.

KITCHEN

Two double glazed windows to rear aspect, double glazed window to side aspect, carpet, uPVC door to side aspect, storage cupboard, radiator.

LANDING

Double glazed window to side aspect, carpet.

BEDROOM ONE

Double glazed bay window to front aspect, fitted wardrobes, carpet.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet, coved ceiling.

BEDROOM THREE

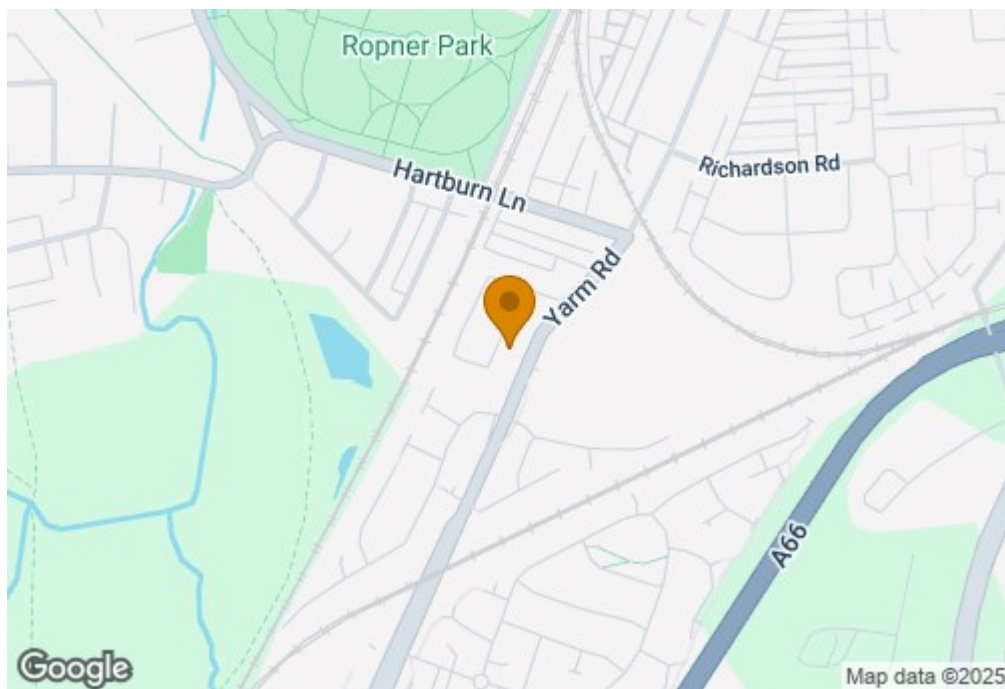
Double glazed window to front aspect, radiator, carpet, coved ceiling.

BATHROOM

Bath with over head shower wash hand basin, WC, loft access.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
845 ft²
78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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. Smith & Friends Estate Agents 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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