

A fantastic first time buyer or family purchase has come to the market with Smith & Friends Estate Agents ready to move straight into. The main element to this property is the private rear garden which is not overlooked and has double doors leading into the modern kitchen/diner. The ground floor also comprises of a utility room, cloakroom and spacious lounge. The upper level offers three bedrooms, family bathroom, dressing area attached to the master bedroom and an ensuite shower room. External: Driveway for ample parking and garage. Location: Excellent location, situated close to Norton High Street, schools and local amenities. Pls call 01642 607555 to arrange a viewing.

Hills Drive, Stockton-On-Tees, TS20 2GF

3 Bed - House - Detached

£169,999

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Hills Drive, Stockton-On-Tees, TS20 2GF



ENTRANCE HALLWAY

Front entrance door, stairs to upper level, carpet flooring, radiator.

CLOAKROOM

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

LOUNGE

Double glazed square bay window to front aspect, two radiators, carpet flooring, under stairs cupboard.

KITCHEN

Double glazed double doors to rear aspect, double glazed window to rear aspect, dishwasher, gas hob, integrated appliances, radiator, spot lights.



UTILITY

Double glazed window to rear aspect, wall and base units, extractor fan, radiator.

LANDING

Loft access, radiator, carpet flooring.

BEDROOM ONE

Double glazed window to front aspect, two radiators, carpet flooring, dressing area, fitted wardrobes.



EN SUITE

Double glazed window to rear aspect, walk-in shower, wash hand basin, WC, part tiled, radiator.

BEDROOM TWO

Double glazed window to front aspect, radiator, built-in wardrobe/storage, carpet flooring.



BEDROOM THREE

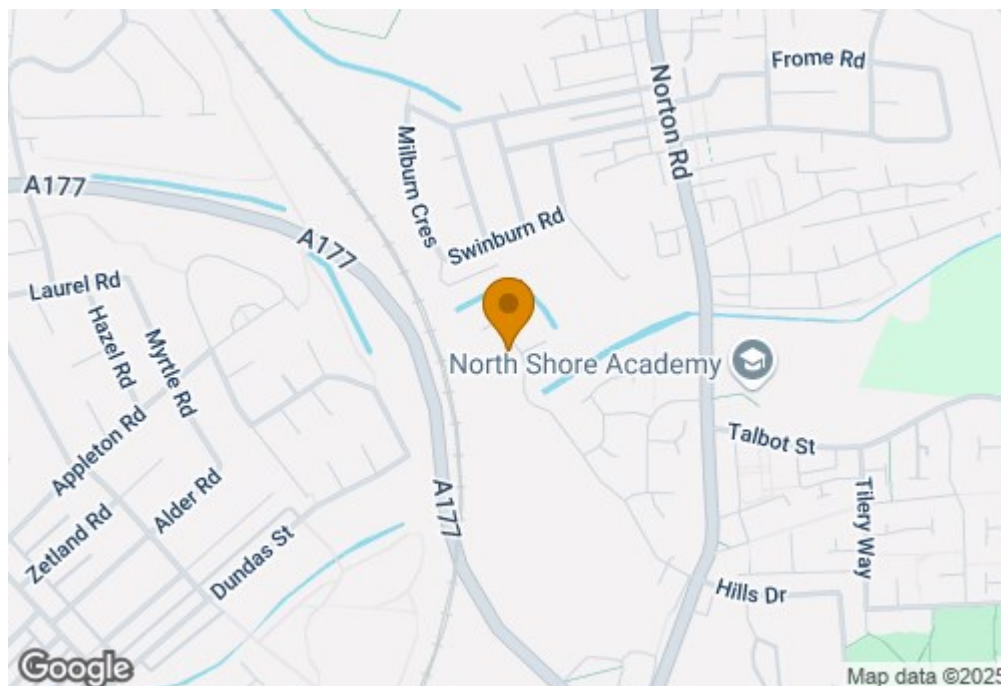
Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Double glazed window to rear aspect, bath, wash hand basin, WC, extractor fan.



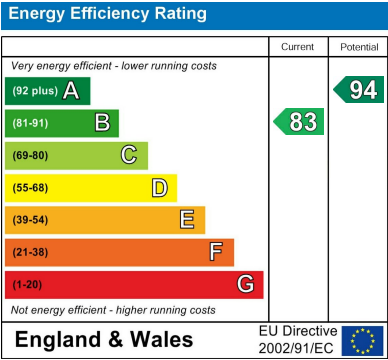
Hills Drive, Stockton-On-Tees, TS20 2GF



www.smith-and-friends.co.uk

Hills Drive, Stockton-On-Tees, TS20 2GF

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.



21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

