

A deceptively spacious four bedroom end terrace house with large two storey building to the rear providing a double garage and utility room on the ground floor and a self contained granny flat/ teenagers pad on the first floor. The property would be suitable for a variety of buyers as it offers excellent family sized accommodation with the option of extra space to work from home or hobby space. Generally in good decorative order the property offers excellent potential to create a unique family home. It has the benefit of electric heating and sealed unit double glazed windows and doors. An internal inspection is highly recommended to appreciate the space and potential of this individual property On the ground floor the accommodation briefly comprises: Entrance Porch, large open plan Reception Hall and Dining Room with spiral staircase, some exposed brickwork, laminate flooring and archway to the large Sitting Room with french doors to the rear garden, exposed brick chimney breast and fireplace with display plinths and wood burning stove and french doors leading to the superb Conservatory with tiled flooring and bi fold doors leading to the rear garden, half tiled Cloakroom/ wc with white suite and laminate flooring and Kitchen with fitted floor and wall units, granite fitted worktops, stainless steel sink with mixer tap, built in oven and hob and tiled flooring.

On the first floor there is a spacious Landing with laminate flooring, Bedroom 1 with fitted wardrobes, laminate flooring and archway to part tiled En Suite Shower Room with coloured suite, Bedroom 2 with fitted wardrobes and wall mounted washbasin, Bedroom 3, Bedroom 4 with fitted wardrobes, fitted desk and study furniture and laminate flooring and part tiled Bathroom/ wc with a coloured suite. Offered for sale with the benefit of no onward chain and early viewing is highly recommended.

**High Street, Stockton-On-Tees, TS21 1HA**

**4 Bed - House - End Terrace**

**Offers In The Region Of £350,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# High Street, Stockton-On-Tees, TS21 1HA



## ENTRANCE PORCH

## OPEN PLAN RECEPTION HALL AND DINING ROOM

### RECEPTION HALL

18'10 x 5'4 increasing to 11'4 (5.74m x 1.63m increasing to 3.45m)

### DINING ROOM

11'10 x 9'0 (3.61m x 2.74m)

### SITTING ROOM

23'0 x 11'8 plus 10'8 x 3'2 (7.01m x 3.56m plus 3.25m x 0.97m)

### CONSERVATORY

12'8 x 10'0 (3.86m x 3.05m)

### CLOAKROOM/WC

5'8 x 3'2 (1.73m x 0.97m)

### KITCHEN

13'8 x 9'2 (4.17m x 2.79m)

### LANDING

### BEDROOM 1

13'10 x 10'6 (4.22m x 3.20m)

### EN SUITE SHOWER ROOM

8'4 x 3'2 (2.54m x 0.97m)

### BEDROOM 2

13'10 x 11'4 (4.22m x 3.45m)

### BEDROOM 3

11'4 x 9'0 (3.45m x 2.74m)

### BEDROOM 4

12'4 x 9'0 (3.76m x 2.74m)

### BATHROOM/WC

10'2 x 6'6 (3.10m x 1.98m)

## OUTSIDE

Open plan forecourt garden to the front. Long tarmac drive to the side and rear with double timber entrance gates providing off street parking for several vehicles. Large south facing rear garden enclosed by timber fencing with lawn, established shrubs and ceramic tiled patio area with security light.

Detached brick built double garage with granny flat to the first floor. Double garage 18'10 x 18'0 maximum measurement with twin up and over doors, two sealed unit double glazed windows to the side elevation, electric light and power points. Door leading to a utility room 8'6 x 6'0 with sealed unit double glazed window to the rear elevation, sink unit and tiled flooring. Access through to a workshop 11'4 x 8'6 with two sealed unit double glazed windows to the side elevation, fitted worktops, laminate flooring and upvc door leading to the rear garden.

Stairs to the side of the garage lead to the first floor. Open plan living room and kitchen with mezzanine bedroom level. 25'2 x 18'6 maximum measurement. Upvc entrance door to the side elevation, sealed unit double glazed windows to the front



# High Street, Stockton-On-Tees, TS21 1HA



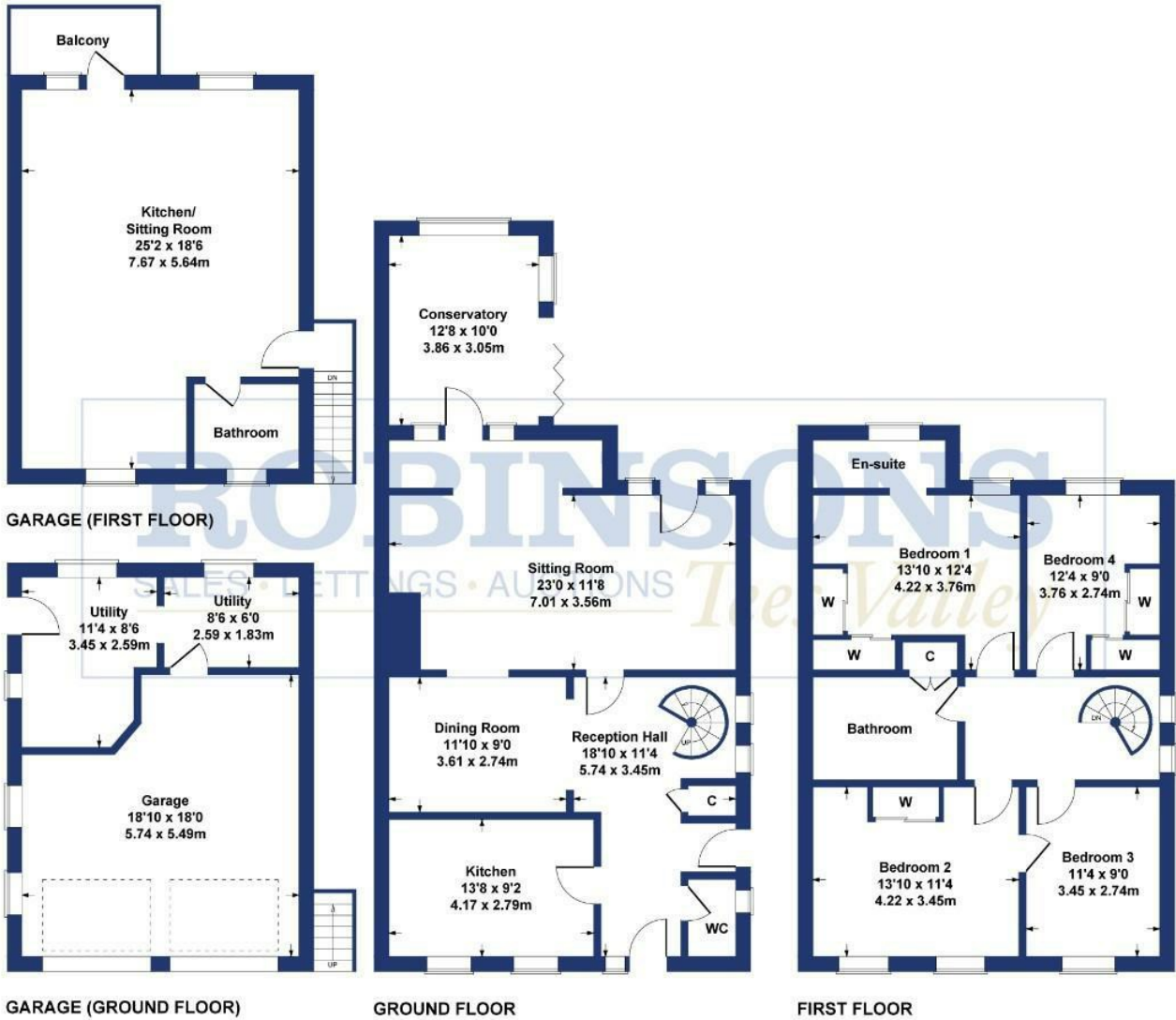
and rear elevations and sealed unit double glazed french doors to the rear elevation leading to a balcony with superb views over open countryside. A door leads to a shower room/ wc with sealed unit double glazed window to the front elevation and a white suite including a shower cubicle.





High Street, Bishopton

Approximate Gross Internal Area  
2587 sq ft - 240 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>77</b>
	<b>58</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS