



Smith & Friends Estate Agents are delighted to market this stunning chain free, three bed cottage situated in the village of Carlton on the outskirts of Stockton this stunning property which has been beautifully and sympathetically renovated to create an outstanding family home.

With entrance hall, large bay fronted lounge and open fire, dining room, ground floor WC, refitted kitchen with access to the rear garden. To the first floor there are three great sized bedrooms and a stunning refitted bathroom with free standing bath and walk in shower.

To the front of the property a shared driveway which leads to the single garage at the rear, with block paved patio area.

The rear garden is extensive and has bags of potential sitting on a plot approx 0.12 Acres with the benefit of a South facing aspect, this property will not disappoint.

Carlton Village, Carlton, Stockton-On-Tees, TS21 1EA

3 Bed - Cottage

£300,000

EPC Rating: F

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Carlton Village, Stockton-On-Tees, TS21 1EA



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. 2023

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, conveyancing and removal 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			
		62	27
		EU Directive 2002/91/EC	

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