



Smith & Friends Estate Agents are delighted to market this three-bedroom home that features an open-plan kitchen and dining area, a separate living room, an En suite to bedroom one and a modern family bathroom.

On the ground floor, the living room is situated towards the front of the house and overlooks the front aspect garden with separate garage.

The open-plan kitchen and dining area can be found towards the rear of the property, and has French doors that open on to the garden. Soft-close kitchen units include a single oven, gas hob and cooker hood, with space within the layout for a fridge freezer, dishwasher and washing machine.

On the first floor, bedroom one benefits from an en suite shower room, while the remaining bedrooms share the well-equipped family bathroom.

Old School Gardens is situated on Blakeston Lane in Stockton, three miles from the town centre, six miles from Middlesbrough and 13 miles from Darlington. The nearest train station is Stockton, less than three miles away

Greenfield Way, Old School Gardens, Stockton-on-Tees,

TS19 9FA

3 Bed - House - End Terrace

£199,995

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Greenfield Way, Stockton-on-Tees, TS19 9FA



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			96
(92 plus) A			
(81-91) B		85	
(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

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

