



SMITH & FRIENDS are pleased to bring to the market this stunning 3 bedroom period end terrace property located just off Junction Road in a highly desirable part of Norton Village.

The home features deceptively spacious accommodation ideal for a variety of buyers with the benefit of 2 reception rooms, a beautiful solid oak kitchen and impressive family bathroom. There has been real care taken to retain, restore and enhance the properties original features whilst upgrades to a number of fixtures and fittings further adds to the property's overall appeal.

The accommodation is warmed by gas central heating, features uPVC double glazing and benefits from a secure burglar alarm system. An internal viewing is essential to appreciate what this impressive home has to offer. In brief the internal layout comprises: entrance vestibule through to the inviting entrance hall with stairs to the first floor and access to both reception rooms, the kitchen incorporates units to base and wall level.

To the first floor from the landing is access to 3 bedrooms, the master being particularly generous in size, they are served by the family bathroom which features a beautiful period style suite with roll top bath.

Externally is a low maintenance enclosed yard to the rear with gated access and brick storage shed. Local amenities and schools are within walking distance of the property.

For a viewing contact SMITH AND FRIENDS - Estate agents

**Jameson Road, Stockton-On-Tees, TS20 1EF**  
**3 Bed - House - End Terrace**  
**Chain Free £175,000**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS

# Jameson Road, Stockton-On-Tees, TS20 1EF

## Entrance Vestibule

Access via panelled entrance door with glazed inserts and fan light above, original tiling, dado rail, deep coved ceiling, original stained glass internal door with matching side screens and fan light above giving access to the entrance hall.

## Entrance Hall

An inviting entrance hall with hardwood effect laminate flooring, beautiful spindle staircase to the first floor with fitted carpet and under stairs recess, high coved ceiling, ceiling rose, feature archway into the rear reception room.

## Lounge

15'5" into bay x 12'9" (4.72m into bay x 3.91m)

A generously well-proportioned family lounge with a large uPVC double glazed bay window to the front aspect, fire recess to chimney, attractive hardwood effect laminate flooring, picture rail, deep coved ceiling, central ceiling mould, column style radiator

## Rear Reception Room

12'4" x 10'9" (3.78m x 3.28m)

Ideal for use as a separate sitting room or dining room with open chimney, beautiful cast iron fire surround with cast iron insert, attractive hardwood effect laminate flooring, uPVC double glazed window to the rear aspect, picture rail, deep coved ceiling, central ceiling mould, television point.

## Kitchen

15'1" x 9'1" (4.60m x 2.79m)

Fitted with a stunning range of solid oak units to the base and wall level complementing marble effect roll top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern chrome spray mixer tap and waste disposal, recess for free standing cooking range including a double oven, storage and 8 ring gas hob, illuminating three speed chimney style extractor hood over, down lighting to eye level units, 2 sets of four drawer units to base level, additional larger three drawer base unit, integrated 'Bosch' dishwasher, integrated 'Bosch' washing machine, glass front display cabinets to eye level, pull out baskets to base level, concealed space for microwave, space for free standing fridge freezer, attractive tile flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard.

## Landing

A spacious landing with potential study area, fitted carpet, column style radiator, hatch to loft space which is boarded for storage purposes with an electric light and pull down aluminium ladder.

## Bedroom 1

17'3" x 12'4" (5.26m x 3.78m)

A generous master bedroom which features impressive Bamboo flooring, two uPVC double glazed window to the front aspect, coving to ceiling, column style radiator.

## Bedroom 2

12'4" x 11'1" (3.76m x 3.38m)

A spacious double bedroom with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, column style radiator with cover included.

## Bedroom 3

9'3" x 7'3" (2.84m x 2.21m)

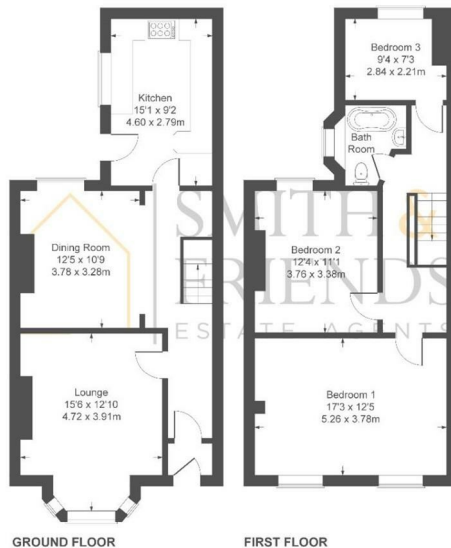
uPVC double glazed window to the rear aspect, modern laminate flooring, coving to ceiling, double radiator.

## Family Bathroom



## 1 Jameson Road

Approximate Gross Internal Area  
1179 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<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