



Having undergone a comprehensive refurbishment, while retaining many original features this stunning three bedroomed semi detached cottage comes with viewing essential to truly appreciate. Occupying an elevated position in the heart of Thorpe Thewles, only a stones through from local pubs and amenities.. The versatile yet cosy layout will appeal to a variety of potential buyers. spread over three floors comprising of, Entrance hall, lounge with wood burning stove, open plan dining kitchen re-fitted and including a range of integrated appliances, two double bedrooms on the first floor together with a luxurious four piece family bathroom and master bedroom on the second floor, with fitted wardrobes and en suite. Beautiful gardens to the front and rear of the property together with off street parking. Gas central heating system, sealed unit double glazing and immaculate presentation throughout.

Stockton-On-Tees, TS21 3JT
3 Bedroom - Cottage - Semi Detached
£349,950
EPC Rating: D
Tenure: Freehold
Council Tax Band:



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, Stockton-On-Tees, TS21 3JT

Entrance Hall

Entrance door, staircase to first floor

Lounge

13'10 x 16'10 (4.22m x 5.13m)

DG window to front, wood burning stove with brick chimney breast, radiator, under stairs storage and glass panelled doors opening dining kitchen

Dining Kitchen (L shape)

11'2 x 20'8 (3.40m x 6.30m)

Kitchen - Fitted with a comprehensive range of wall, base and drawer units with woodblock worktops and co ordinated splashback. "Range" gas cooker with illuminating extractor, plumbing for washing machine and space for fridge freezer. DG window to rear, Glass panelled stable door opening onto the rear garden.

Dining area - DG bay window, and radiator.

FIRST FLOOR

Bedroom (Front)

13'3 x 10'1 (4.04m x 3.07m)

DG window to front, and radiator

Bedroom (Rear)

14'11 x 11'10 (4.55m x 3.61m)

DG window to rear and radiator.

Family Bathroom

Luxurious four piece suite with freestanding double ended bath, separate corner shower cubicle with wall mounted shower, pedestal wash hand basin and low level WC. Co ordinated tiled walls and floor, heated towel rail and DG window to rear.

SECOND FLOOR

BEDROOM (Rear)

15'2 x 14' (4.62m x 4.27m)

Two double glazed window to rear, full length mirrored fitted wardrobes and radiator.

En suite

Double width shower cubicle with wall mounted thermostatic shower wash and basin with vanity storage and lo level WC, co ordinated tiled splashback and flooring, heated towel rail and DG window.

Externally

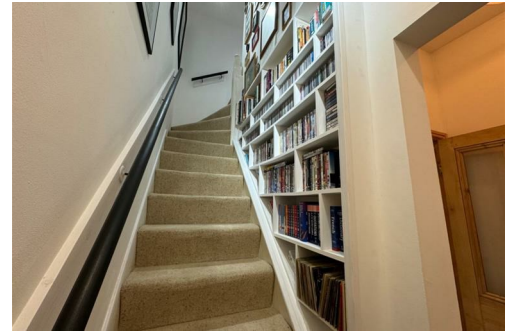
The Rear Courtyard has been landscaped for easy maintenance and provides off street parking, Raised flower and mature shrubs and bedding plants.

The front garden affords an excellent degree of privacy, is laid to lawn with a lovely sunny patio area, well stocked mature borders and summer house (power, and lighting

Extra enclosed parking can be accessed to the rear of the summer house



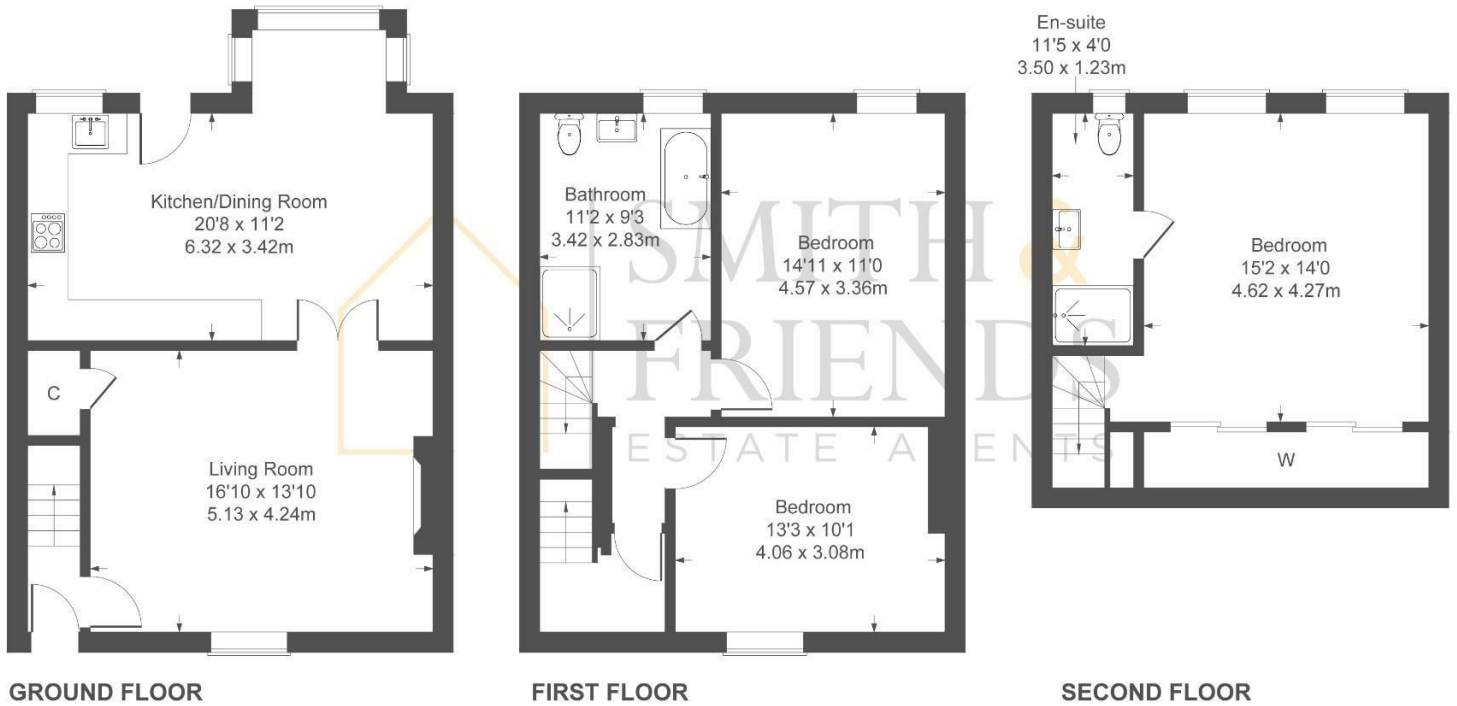
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Manor Cottages

Approximate Gross Internal Area
1383 sq ft - 128 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. We 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) 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		64	77
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



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