



Discover the Tambridge, an outstanding 4 bedroom home.

Ground floor: Step into the Tambridge and be immediately greeted by a spacious hallway leading through to a spacious open-plan kitchen/dining space with classic French doors. Access a dedicated utility room and large WC or continue to a generous relax space with bi-fold doors leading to the rear garden. For peace and quiet, you can relax in the additional living space at the front of the home. The Tambridge also boasts additional storage cupboards and an internal garage.

First floor: The spacious main bedroom benefits from a private en suite shower room, featuring stylish designer tiling. A family bathroom, also with fashionable tiling and contemporary sanitary ware, serves two further double bedrooms and a generous single bedroom. On the landing is a storage cupboard. Gas central heating throughout.

Summerville Avenue, Stockton-On-Tees, TS19 8FT

4 Bed - House

Chain Free £299,950

EPC Rating:

Council Tax Band: D

Tenure: Freehold

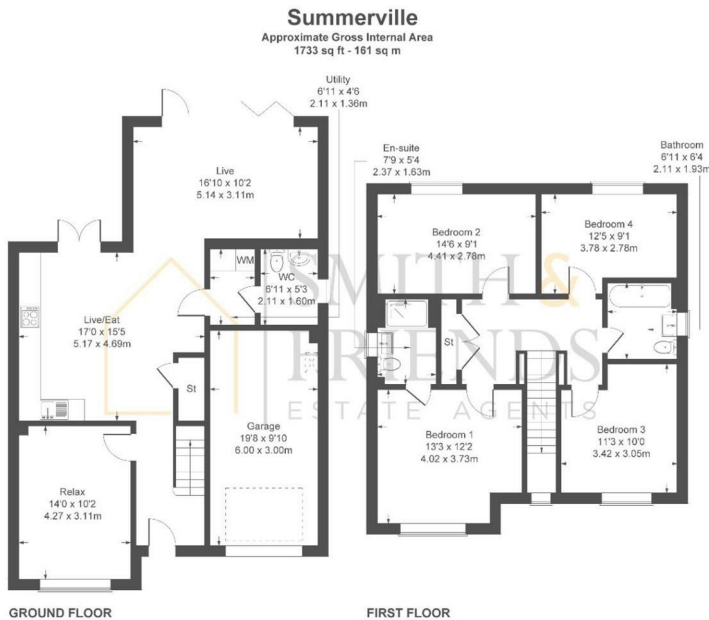


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ESTATE AGENTS

Summerville Avenue, Stockton-On-Tees, TS19 8FT

Summerville Quarter offers a range of 3 and 4 bedroom new homes for sale in Stockton-on-Tees. Each features bi-fold doors, exclusive kitchen designs, full-height tiling, and much more included in the price.

Just north of Summerville Quarter is the historic town of Stockton, County Durham, a short drive away, with all its shopping, pubs, restaurants, cafes, hairdressers, beauticians and banks. Norton High Street, home to popular eateries and shops, is only 6 minutes away. Extensive retail therapy and entertainment can be found at Teesside Park 15 minutes by car.



Not to Scale. Produced by The Plan Portal 2024
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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		EU Directive 2002/91/EC	

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