



The hallway leads to an exclusive designer kitchen and a light and spacious living and dining area extending, through bi-fold doors, into the rear garden. Off the hallway is a separate living room with bay window. In addition, you'll find a large WC, featuring stylish tiling, a utility room, and an under-stairs storage cupboard. There is also space downstairs for a study.

Upstairs, the main bedroom benefits from an en suite shower room. A boutique bathroom, with full-height tiling and contemporary sanitaryware serves two further double bedrooms, one with a storage cupboard and a generous single bedroom.

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.

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

4 Bed - House

Chain Free £260,000

EPC Rating:

Council Tax Band: D

Tenure: Freehold



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ESTATE AGENTS

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



Ground Floor

Live/Eat	6.60m* x 4.04m*	21'8"* x 13'3"*
Relax	3.07m x 5.15m	10'1" x 16'11"
Utility	1.85m x 1.37m	6'1" x 4'6"
WC	1.80m x 1.65m	5'11" x 5'5"

* Maximum dimensions

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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