



An impressive detached property with a southerly facing rear garden, situated in a leafy cul-de-sac position. This substantial family home has generously proportioned rooms and would make an ideal family home. The accommodation comprises of: Entrance hall, cloakroom/WC, through lounge and dining room with patio doors opening onto the rear garden, and a well fitted kitchen with breakfast area. The first floor provides a family bathroom and four bedrooms, the master benefiting from an en-suite shower room. Externally is a low maintenance garden to the front aspect, along with a double driveway and integral garage. A fantastic home offering well planned, versatile accommodation. Internal inspection is highly recommended to appreciate.

**Snowdrop Close, Stockton-On-Tees, TS19**

**8FG**

**4 Bed - House - Detached**

**£240,000**

**EPC Rating:**

**Council Tax Band:**



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# Snowdrop Close, Stockton-On-Tees, TS19 8FG



## GROUND FLOOR

Entrance Hall

Cloakroom WC

Lounge

16'4 x 10'11 (4.88m'1.22m x 3.05m'3.35m)

Dining Room

10'11 x 8'11 (3.05m'3.35m x 2.44m'3.35m)

Kitchen

Breakfast Area

14'3 x 13'4 (4.27m'0.91m x 3.96m'1.22m)

## FIRST FLOOR

Bedroom 1

14'4 x 10'9 (4.27m'1.22m x 3.05m'2.74m)

Ensuite

Bedroom 2

10'8 x 7'11 (3.05m'2.44m x 2.13m'3.35m)

Bedroom 3

10'3 x 9'5 (3.05m'0.91m x 2.74m'1.52m)

Bedroom 4

10'3 x 8'4 (3.05m'0.91m x 2.44m'1.22m)

Family Bathroom

Externally

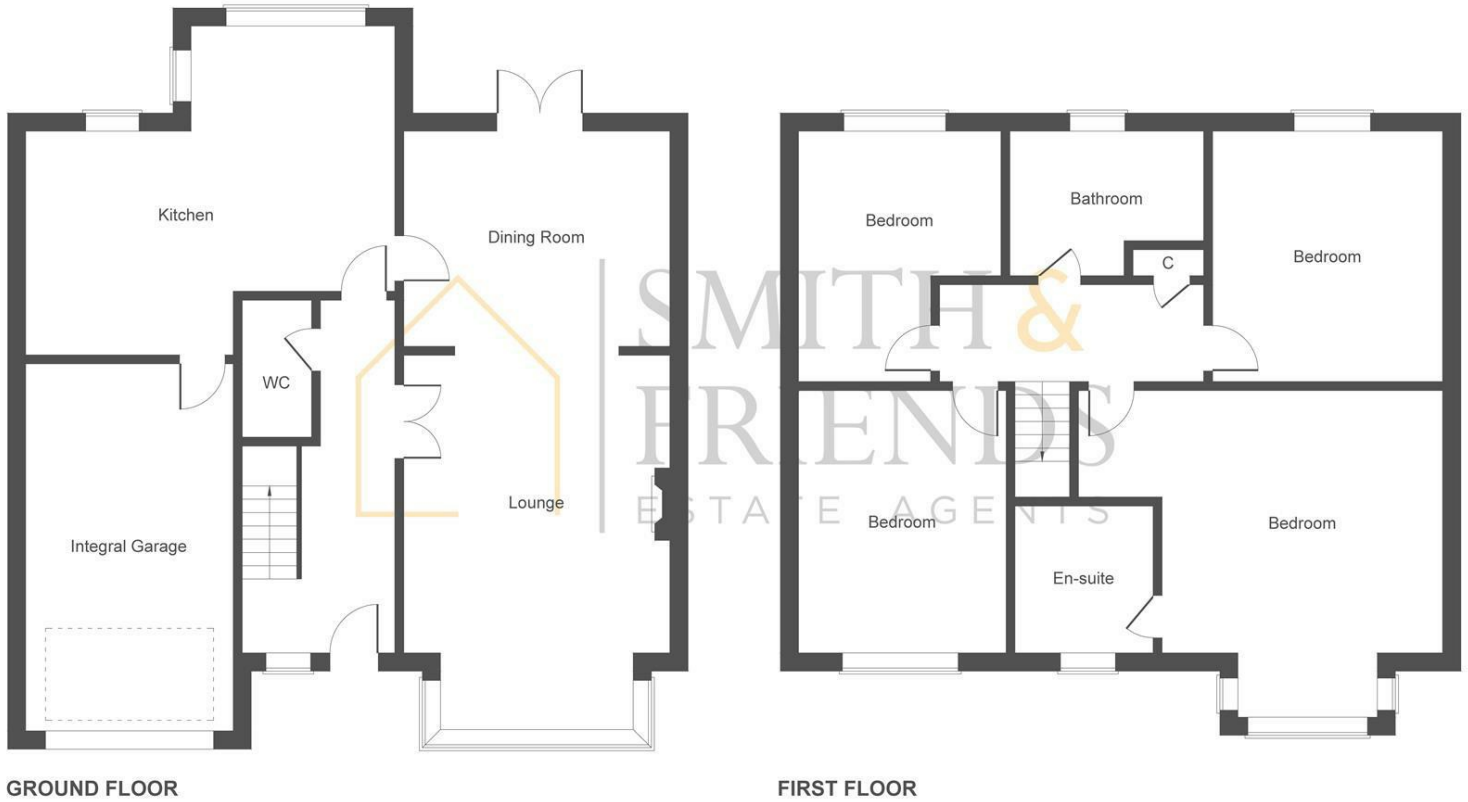


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## Snowdrop Close



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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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



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