



Smith & Friends are delighted to bring to the market this spacious three bedroom semi detached house located in the popular area of Grangefield in Stockton-On-Tees. The property comprises of a welcoming entrance hallway, spacious living room, dining room to the rear, downstairs cloakroom and fitted kitchen. The upper level consists of three bedrooms and a family bathroom. Externally: Enclosed, low maintenance rear garden, a detached garage with gated side access. Windermere Road has the advantage of no forward chain and vacant possession. Double glazed and gas central heating throughout. Location: Situated close to shops, schools and local amenities. Viewings are highly recommended.

**Windermere Road, Stockton-On-Tees, TS18 4NB**

**3 Bed - House - Semi-Detached**

**£149,950**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Windermere Road, Stockton-On-Tees, TS18 4NB



## ENTRANCE PORCH

Carpet, stairs to first floor, door to the front aspect, under stairs cupboard and radiator.

## CLOAKROOM/WC

Double glazed window to side aspect, wash hand basin, WC, radiator and extractor fan.

## LOUNGE

Carpet, double glazed bay window to front aspect, gas fire with surround and radiator.

## DINING ROOM

Double glazed window to rear aspect, radiator and carpet flooring.

## KITCHEN

Wall and base units, part tiled walls, flooring, stainless steel sink and drainer, two double glazed windows to side aspect, double glazed window to rear aspect and double glazed door to rear aspect.

## LANDING

Double glazed window to side aspect, carpet flooring.

## BEDROOM 1

Double glazed window to front aspect, radiator and carpet flooring.

## BEDROOM 2

Double glazed window to rear aspect, carpet flooring, radiator and shelving.

## BEDROOM 3

Double glazed window to front aspect, carpet flooring, radiator, built-in wardrobe and loft access.

## BATHROOM/WC

Bath, wash hand basin, WC, radiator, double glazed window to rear aspect and cupboard housing Baxi boiler.

## OUTSIDE

Rear lawned area and patio area with long driveway to the side.

## GARAGE

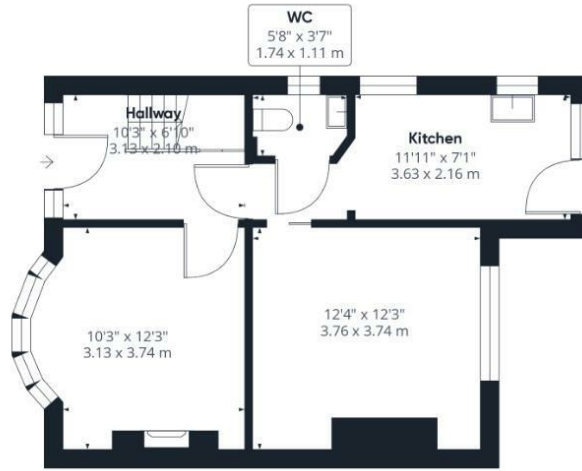
Good size garage with power and lighting.



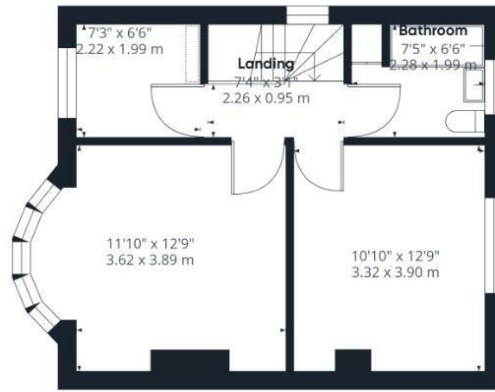




# Windermere Road, Stockton-On-Tees, TS18 4NB



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
901.79 ft<sup>2</sup>  
83.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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) A			84
(81-91) B			
(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

