



This beautiful corner plot located in a quiet cul-de-sac comes to the market offering great family living and space throughout. The property is decorated and presented to a high standard. Forget Me Not Grove has been upgraded and would be a perfect family home purchase. The house comprises of an entrance hallway, cloakroom, living room and kitchen/diner to the ground floor. The upper level has a modern family bathroom and three bedrooms with the master having an en-suite. The bedrooms are immaculately presented to a high specification. Externally: With the property being a corner plot the gardens are of a generous size, mainly lawn to boarder and a fantastic patio/entertaining area.

**Forget-Me-Not-Grove, Stockton-On-Tees, TS19 8FP**

**3 Bed - House - Detached**

**O.I.R.O £219,950**

**EPC Rating: D**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Forget-Me-Not-Grove, Stockton-On-Tees, TS19 8FP



## ENTRANCE HALL

8'3 x 5'8 (2.51m x 1.73m)

Via side door with laminate flooring, radiator, stairs to first floor and coved ceiling.

## CLOAKROOM/WC

3'2 x 5'9 (0.97m x 1.75m)

Double glazed window to front aspect, wash hand basin, WC, laminate flooring and radiator.

## LOUNGE

16'5 x 11'3 (5.00m x 3.43m)

Double glazed bay window to front aspect, laminate flooring, coved ceiling and two radiators.

## KITCHEN

8'7 x 17'7 (2.62m x 5.36m)

White gloss kitchen with laminate flooring, two radiators, electric hob and oven with cooker hood, built-in cupboard, wall and base units, double glazed window to side aspect and double glazed double doors leading to rear garden.

## LANDING

Carpet, double glazed window to side aspect, radiator, loft access and airing cupboard with hot water tank.

## BEDROOM 1

14'2 x 11'7 (4.32m x 3.53m)

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

## EN SUITE

4'9 x 7'8 (1.45m x 2.34m)

Shower cubicle, vanity WC, vanity wash hand basin, extractor fan and double glazed window to side aspect.

## BEDROOM 2

11 x 11'4 (3.35m x 3.45m)

Double glazed window to rear aspect, fitted wardrobes, carpet and radiator.

## BEDROOM 3

7'4 x 8' (2.24m x 2.44m)

Double glazed window to rear aspect, radiator and carpet.

## BATHROOM

8'2 x 5'9 (2.49m x 1.75m)

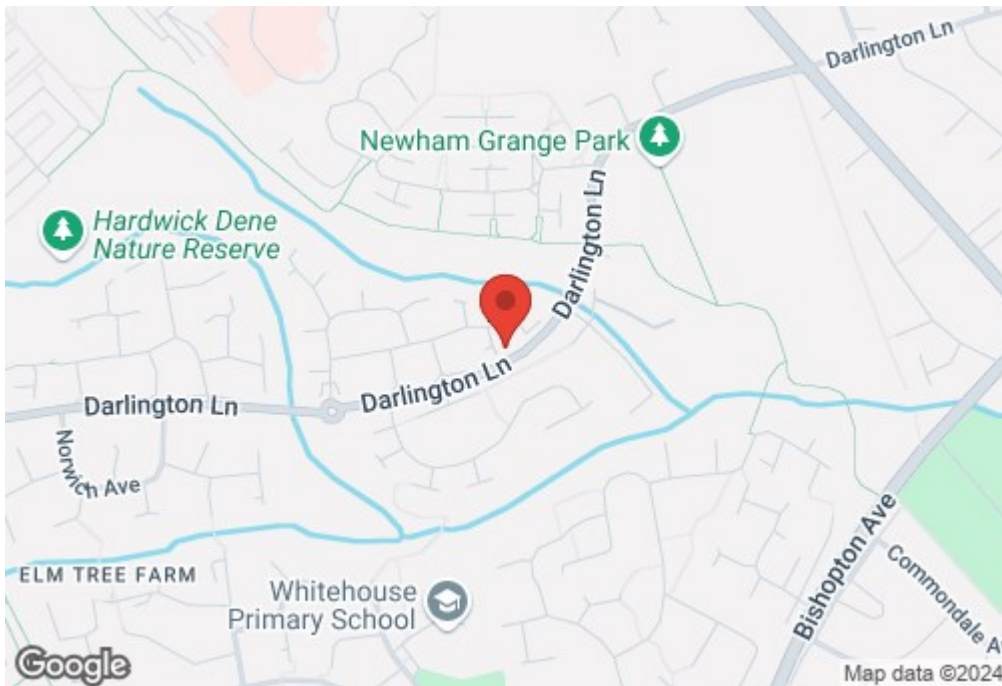
Double glazed window to front aspect, heated towel rail, tiled floor, wash hand basin, extractor fan and WC.

## OUTSIDE

There is a part lawned garden to the side and rear with gated access, in addition to a small pond and seating area to the side. To the front there is a lawned garden in addition to a driveway and garage providing off street parking.



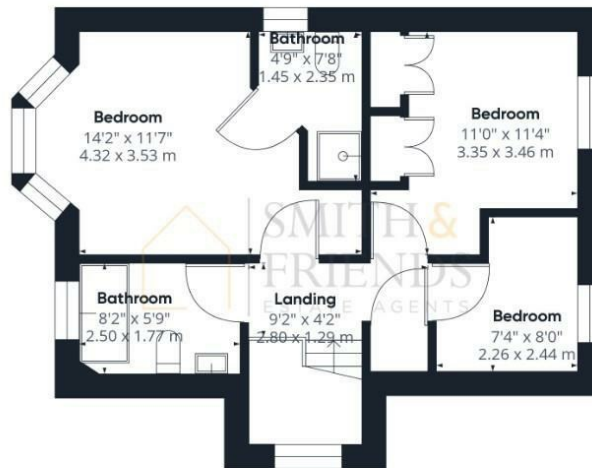
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Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
916.26 ft<sup>2</sup>  
85.12 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.

GIRAFFE 360

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		63	
(55-68) D			
(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	

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