



This well designed four bedroom house set over three floors comes to the market with no forward chain. The property is located in a quiet cul-de-sac and is situated to the rear of David Lloyds Gym, close to local amenities and Durham University Queens Campus is not to far away. Both bedrooms have en-suite facilities, with a Jack and Jill design on the top floor and the lower floor has a family bathroom, two further bedrooms one with a beautiful balcony and spacious landing. The ground floor comprises of an entrance hallway, cloakroom, modern fitted kitchen and a bright living area.

Externally: Double driveway, enclosed rear garden and located on the North Shore Estate.

**Foston Way, Stockton-On-Tees, TS18 2SS**

**4 Bed - House - Semi-Detached**

**£209,995**

**EPC Rating: B**

**Council Tax Band: D**

**Tenure: Freehold**



# Foston Way, Stockton-On-Tees, TS18 2SS

## ENTRANCE HALL

12'2 x 13'11 (3.71m x 4.24m)

Door to front, double cupboard, carpet and stairs to upper level.

## CLOAKROOM/WC

5'6 x 5'11 (1.68m x 1.80m)

Radiator, WC, wash hand basin and flooring

## LOUNGE

Carpet, double glazed window to front aspect, double glazed window to side aspect and radiator.

## KITCHEN

11'3 x 14'7 (3.43m x 4.45m)

Flooring, double glazed window to front aspect, double glazed doors to side aspect, radiator, wall and base units, stainless steel sink and drainer, spot lights, gas hob with built-in oven and cooker hood.

## LANDING

Split level landing with carpet, radiator and cupboard.

## BEDROOM 1

Double glazed window to front aspect, carpet, radiator and door to Jack and Jill en suite.

## JACK AND JILL EN SUITE

Shower cubicle, wash hand basin and WC.

## BEDROOM 2

Double glazed window to front aspect, double glazed window to side aspect, carpet, radiator and door to Jack and Jill en suite.

## LANDING TO UPPER LEVEL

Carpet, storage cupboard and radiator.

## BEDROOM 3

8'3 x 11'5 (2.51m x 3.48m)

Radiator, carpet, double glazed window to front aspect, double glazed doors to side onto the balcony.

## BEDROOM 4

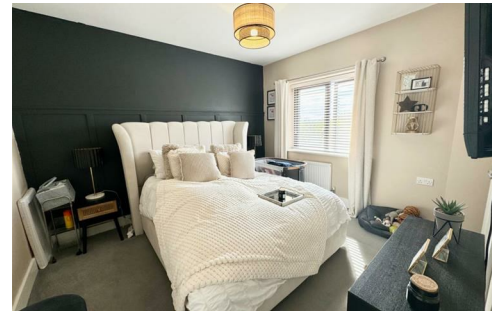
Double glazed window to front aspect.

## BATHROOM

Bath, wash hand basin, WC, extractor fan, flooring and radiator.

## EXTERNALLY

Double driveway and enclosed garden to the rear.



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		85	86
		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

