



**The Green, Bishopton, TS21 1HF**  
**4 Bed - House - Mid Terrace**  
**£525,000**

**EPC Rating: F**  
**Tenure: Freehold**  
**Council Tax Band: G**



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# The Green

## Bishopton Stockton-On-Tees TS21 1HF

Having undergone a comprehensive refurbishment while retaining many original features, this mature and spacious five-bedroom, double bay fronted family home comes with viewing strongly recommended. Located in the popular Bishopton village and positioned on a fantastic plot with open aspect views to the rear and the village green to the front. The versatile layout and contemporary finish will certainly appeal to a variety of potential buyers. briefly comprises of: entrance hallway, cloaks/WC, lounge with log burner, dining room, kitchen/family room ( Twin set of Bi Fold doors opening onto the rear patio) and cellar which has now been converted into a cinema room,. To the first floor there are four bedrooms ( en suite to bedroom two and three) and family bathroom. The Second floor makes clever use of the attic space. This property dates back to the 1700's benefits from oil fired central heating and uPVC DG throughout.

NB: Family bathroom & Ensuite ( bedroom 2 ) both need finishing and have the option for a perspective buyer to put their own stamp on them. - please call the office for further details.











## GROUND FLOOR

### ENTRANCE HALLWAY

Via front entrance door into reception hallway with doors leading to cloaks/WC, lounge, dining room and breakfast room

### CLOAKS/WC

With low level WC, pedestal wash hand basin, porthole window to the front elevation.

### LOUNGE

21'1 x 18'1 (6.43m x 5.51m)

uPVC double glazed bay window to the front elevation, log burner feature fireplace, double radiator, beamed ceilings.

### DINING ROOM

18'7 x 16'8 (5.66m x 5.08m)

uPVC double glazed bay window to the front elevation, single radiator, feature fireplace, door leading into kitchen.

### OPEN PLAN KITCHEN /FAMILY ROOM

29'6 x 15'8 (8.99m x 4.78m)

KITCHEN: Re - fitted with a range of stunning wall, base and drawer units with matching worktops and centre island. Inset "Belfast" sink, "Range cooker " and integrated dishwasher, washing machine and fridge freezer. Bi fold doors opening onto the rear patio.

FAMILY AREA: Bi Fold doors opening onto the rear patio, and radiator.

### CINEMA ROOM

16'5 x 15'0 (5.00m x 4.57m)

Which is approached via door from hallway with steps leading down to this area, storage area.

## FIRST FLOOR

### LANDING

Return staircase from hallway, uPVC double glazed window to the rear elevation, half landing with door leading to bedroom one and full landing,

### BEDROOM ONE

15'6 x 14'11 (4.72m x 4.55m)

uPVC double glazed French doors with Juliet balcony over looking the rear garden, radiator and cast iron , feature fireplace, beamed ceiling, and radiator.

### BEDROOM THREE

14'9 x 13'1 (4.50m x 3.99m)

uPVC double glazed bay window to the front elevation, single radiator.

### SHOWER ROOM/WC

Modern white and chrome suite comprising of walk in shower area, wash hand basin, with vanity storage low level WC, single radiator, uPVC double glazed window to the rear elevation.

### BEDROOM FOUR

8'8 x 7'1 (2.64m x 2.16m)

uPVC double glazed window to the front elevation.

### INNER LANDING

return staircase to 2nd floor.

### FAMILY BATHROOM

First Fixed ( but not finished) please contact the office for details.

### BEDROOM TWO

22'7 max x 14'7 (6.88m max x 4.45m)

uPVC double glazed bay window to the front elevation, feature fire surround and radiator.

### EN SUITE

First Fixed ( but not finished) please contact the office for details.

## SECOND FLOOR

### ATTIC

Return spindle staircase - Velux window to rear, eves storage.

### ATTIC

Velux window to rear and radiator.

### OUTSIDE

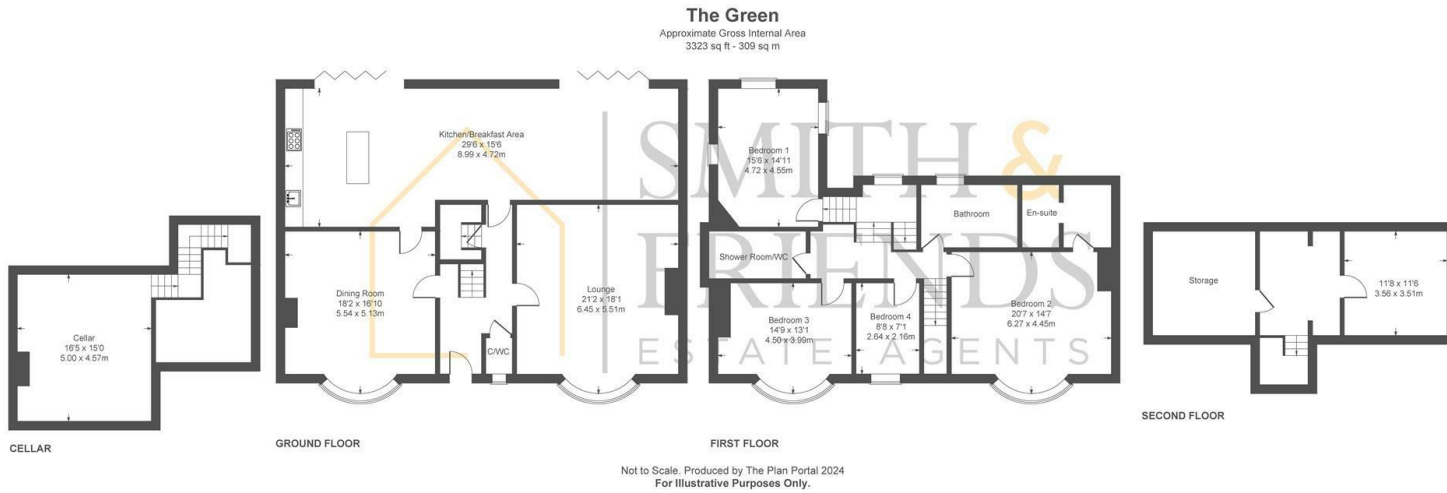
To the front there is a forecourt area which has parking for two vehicles and steps leading up to the front entrance door with storm porch. To the rear there is an extensive rear garden which is predominantly laid to lawn with a sunny paved patio area. , in addition to a paved patio area. the mature garden is stocked from a variety of plants, and trees, with has lovely open aspect views to the rear.

### NB

Family bathroom & En suite ( bedroom 2 ) both need finishing and have the option for a potential buyer to put their own stamp on them. - please call the office for further details.







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>			75
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		34	
(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	

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