



THREE BEDROOM SEMI DETACHED HOUSE WITH LOFT ROOM.

This great home is located close to Norton High Street and has come to the market offering excellent family living throughout. The property comprises of an entrance hallway, open plan living/dining room and fitted kitchen. The upper level has three bedrooms, bathroom and stairs leading to the loft room. Externally: Garage, driveway and gardens to the front and rear.

Dovedale Road, Stockton-On-Tees, TS20

2TH

3 Bed - House - Semi-Detached

Chain Free £169,950

EPC Rating:

Council Tax Band: B



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ENTRANCE HALLWAY

Single radiator, stairs leading to landing and doors leading to lounge and kitchen.

LOUNGE

Bay window to front aspect, single radiator, 'Adam' style fire surround and electric fire, single radiator and French doors leading to garden.

DINING ROOM

Double radiator.

KITCHEN

Fitted kitchen, double radiator, door leading to side garden and under stairs cupboard.



LANDING

Doors leading to three bedrooms, shower room and loft room.

BEDROOM 1

Sliding fitted wardrobes, built-in cupboard and double radiator.



BEDROOM 2

Built-in cupboard and single radiator.

BEDROOM 3

Built-in cupboard and single radiator.



LOFT ROOM

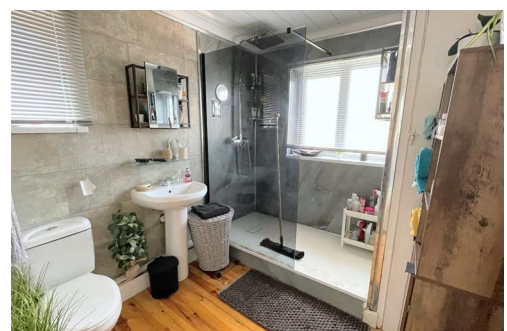
Velux window and two storage cupboards.

SHOWER ROOM

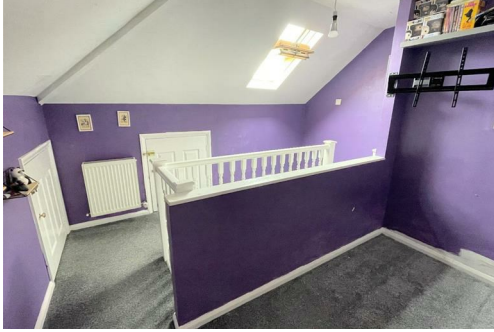
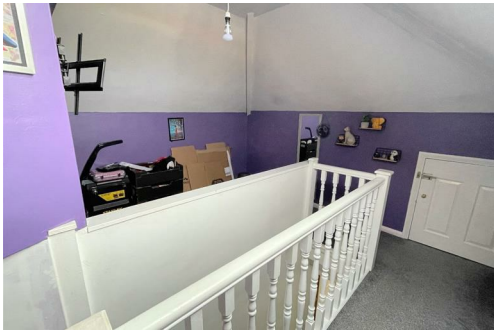
Walk-in shower, pedestal wash hand basin, low level WC, white heated towel rail and built-in cupboard housing a Baxi combinatio boiler.

OUTSIDE

To the rear there is a decking area which is enclosed with timber fencing. In addition there is a storage shed and separate garage.



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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		
(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	EU Directive 2002/91/EC	

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