



Situated in a pleasant cul-de-sac this three bedroom detached family home offers great family accommodation throughout. The property comprises of an entrance hallway, cloakroom, a light and airy lounge with internal double doors leading through to the dining room and conservatory on the ground floor. The upper floor offers three bedrooms with the master bedroom having en-suite facilities and a family bathroom. Externally: The rear garden is low maintenance with a seating/patio area which is perfect for entertaining through the spring and summer months. External: There is a garage and driveway which offers ample parking for up to three cars. Location: St Johns Park is located in the lovely village of Stillington which offers shops and bus routes. This sale has no forward chain. Call Smith & Friends to arrange a viewing. VIEWING APPOINTMENTS ONLY.

St. Johns Park, Stockton-On-Tees, TS21

1NT

3 Bed - House - Detached

£230,000

EPC Rating: D

Council Tax Band: C



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ESTATE AGENTS

St. Johns Park, Stockton-On-Tees, TS21 1NT



Entrance Hallway

6'5 x 6'1 (1.96m x 1.85m)

Tiled flooring, 1 x radiator, under stairs cupboards and 1 x door (front elevation).

Cloakroom

5'2 x 3'0 (1.57m x 0.91m)

W/c wash hand basin, 1 x radiator and extractor fan.

Lounge

14'2 x 11'2 (4.32m x 3.40m)

1 x front double glazed window, radiator, fire and surround.

Dining Room

10'9 x 7'7 (3.28m x 2.31m)

Laminate flooring, double doors leading to the conservatory and 1 x radiator

Kitchen

8'9 x 12'7 (2.67m x 3.84m)

1 x radiator, door to rear, 1 rear double glazed window, tiled flooring, wall and base units.

Conservatory/Summer Room

9'1 x 6'8 (2.77m x 2.03m)

Laminate flooring and doors to the rear garden.

Landing

6'7 x 7'2 (2.01m x 2.18m)

Carpet flooring, 1 x front double glazed window and 1 x radiator.

Bedroom

11'6 x 10'7 (3.51m x 3.23m)

1 x front double glazed window, fitted robes and 1 x radiator.

En-Suite

5'1 x 5'6 (1.55m x 1.68m)

Shower cubicle, w/c, wash hand basin and 1 side double glazed window.

Bedroom

11'2 x 6'3 (3.40m x 1.91m)

1 x rear double glazed window, 1 x radiator and carpet flooring.

Bedroom

9'2 x 9'4 (2.79m x 2.84m)

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

8'1 x 4'9 (2.46m x 1.45m)

1 x rear double glazed window, bath, shower, w/c, wash hand basin and 1 x radiator.



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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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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