



WOW What a plot !!!! This extended three bedroom corner plot comes to the market with excellent outside space and offers great family living, The property comprises of an entrance hallway, living room, a modern kitchen/dining area with breakfast bar, cloakroom and office on the ground floor. The upper level has three bedrooms with the third bedroom extended and a family bathroom with separate shower cubicle. Externally: The rear garden is partially landscaped, paved, decking area and a beautiful summer house/bar perfect for entertaining. As the property is a corner plot it offers ample parking with side gates for access.

Surbiton Road, Stockton-On-Tees, TS18 5QE

3 Bedroom - House - Semi-Detached

£225,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



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HALLWAY

14'11 x 2'8 (4.55m x 0.81m)

Via double glazed front door with radiator, laminate flooring, coved ceiling and spot lights.

CLOAKROOM

6'3 x 2'5 (1.91m x 0.74m)

Tiled flooring, double glazed window to side aspect, WC, wash hand basin, under stairs cupboard, extractor fan and spot lights.

LIVING ROOM

13'3 x 11' (4.04m x 3.35m)

Double glazed window to front aspect, carpet, radiator, coved ceiling and wall lights.

KITCHEN

8'11 x 16'8 (2.72m x 5.08m)

Double glazed double doors to rear, laminate flooring, breakfast bar, built-in oven and grill, coved ceiling, spot lights, double glazed window to side aspect, double glazed window to rear aspect, uPVC double glazed door to rear aspect and full length radiator.

LANDING

7'2 x 6'2 (2.18m x 1.88m)

Carpet, loft access, spot lights and double glazed window to side aspect.

BEDROOM 1

8'1 x 14'5 (2.46m x 4.39m)

Double glazed window to front aspect, carpet, radiator, coved ceiling and spot lights.

BEDROOM 2

11'11 x 10'5 (3.63m x 3.18m)

Double glazed window to rear aspect, carpet, radiator, fitted wardrobes, spot lights and coved ceiling.

BEDROOM 3

10'5 x 8'9 (3.18m x 2.67m)

Two extended double glazed windows to front aspect, radiator, built-in wardrobes, carpet, spot lights and storage cupboard.

BATHROOM

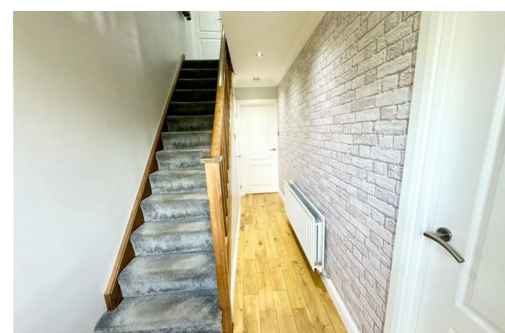
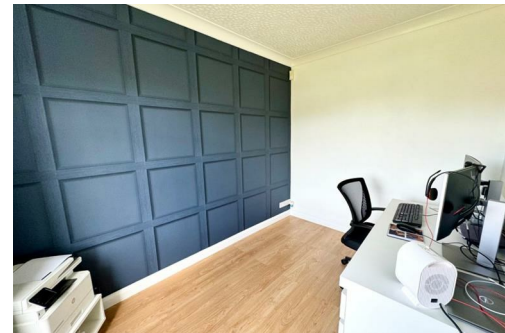
5'10 x 7'8 (1.78m x 2.34m)

Fully tiled bathroom with bath, wash hand basin, WC, shower cubicle, heated towel rail, double glazed window to rear aspect, spot lights and extractor fan.

GARAGE CONVERSION

10'5 x 7'3 (3.18m x 2.21m)

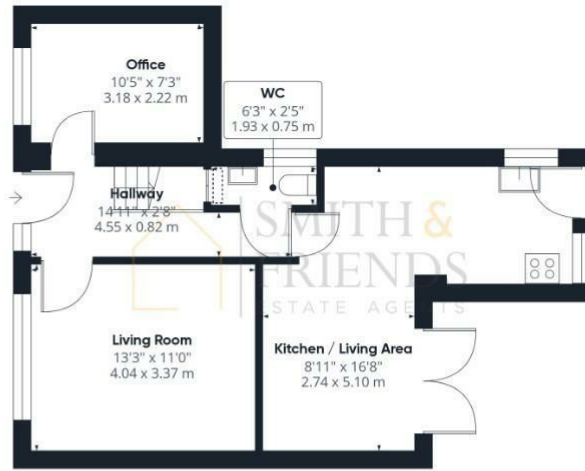
Double glazed window to front aspect, laminate flooring, coved ceiling and radiator.



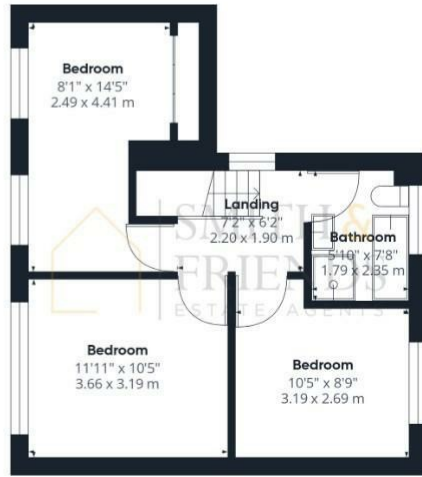
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

946.59 ft²
87.94 m²

Reduced headroom

1.46 ft²
0.14 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	

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. We 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.

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