



A beautiful family home has come to the market with no forward chain. This three bedroom house located in a fantastic area offers great family living. The property comprises of an entrance porch, leading through to a modern lounge, separate dining room with rear access and an EXTENDED kitchen with an integral garage to the ground floor. The upper level has three bedrooms and a modern wet room with a walk in shower with duel aspect.

Externally: The delightful enclosed rear garden has a fantastic size seating area and is low maintenance. The current vendors have updated and maintained the property over the years. Please call Smith & Friends to arrange a viewing.

Selwyn Drive, Stockton-On-Tees, TS19 8XF

3 Bed - House - Semi-Detached

£154,950

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Selwyn Drive, Stockton-On-Tees, TS19 8XF



ENTRANCE PORCH

3'10 x 5'11 (1.17m x 1.80m)

Via uPVC double glazed front door, laminate flooring.

LOUNGE

14'3 x 14'9 (4.34m x 4.50m)

Gas fire and surround, 'dark wood' effect laminate flooring, radiator and wall lights.

DINING ROOM

9'11 x 14'7 (3.02m x 4.45m)

Double glazed double doors, radiator, under stairs cupboard and 'dark wood' effect flooring.

KITCHEN

18'5 x 6'9 (5.61m x 2.06m)

Double glazed window to rear aspect, radiator, double glazed window to side aspect and door to side aspect.

LANDING

7'4 x 5'11 (2.24m x 1.80m)

Double glazed window to side aspect, carpet and loft access.

BEDROOM 1

13'8 x 8'8 (4.17m x 2.64m)

Double glazed window to front aspect, radiator, carpet and built-in wardrobes.

BEDROOM 2

9'1 x 8'3 (2.77m x 2.51m)

Double glazed window to rear aspect, fire, carpet and radiator.

BEDROOM 3

11' x 5'11 (3.35m x 1.80m)

Double glazed window to front aspect, carpet, radiator and bulk head.

SHOWER ROOM

6'1 x 6' (1.85m x 1.83m)

Double walk-in waterfall shower, WC, wash hand basin, double glazed window and spot lights.



Selwyn Drive, Stockton-On-Tees, TS19 8XF



www.smith-and-friends.co.uk

Selwyn Drive, Stockton-On-Tees, TS19 8XF



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		69	
(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	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

