



What a view !!! This semi detached house comes to the market with no forward chain and is located in Long Newton. The property has so much to offer comprising of an entrance hallway, lounge, kitchen/diner, utility area and cloakroom. The upper level has a bathroom and two double bedrooms with fitted robes. What makes this property special is the rear garden overlooks open playing fields. Externally: Garage, driveway for ample parking and sits in a small cul-de-sac.

**Grass Croft, Stockton-On-Tees, TS21 1BY**

**2 Bed - House - Semi-Detached**

**£220,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



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## HALLWAY

3'4 x 4'2 (1.02m x 1.27m)

Stairs to upper level, carpet.

## LOUNGE

12'7 x 14'2 (3.84m x 4.32m)

Double glazed bay window to front aspect, radiator, fire and surround and carpet.

## CLOAKROOM

4'8 x 3'3 (1.42m x 0.99m)

WC, wash hand basin, radiator and part tiling.

## LOBBY

5'5 x 6'6 (1.65m x 1.98m)

uPVC door to side aspect and tiled flooring.

## KITCHEN

8'5 x 17'5 (2.57m x 5.31m)

Double glazed window to rear aspect, gas hob with integrated oven, tiled flooring, radiator, storage cupboard and double glazed window to side aspect.

## LANDING

3'9 x 3'7 (1.14m x 1.09m)

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

## BEDROOM 1

10'3 x 11'5 (3.12m x 3.48m)

Double glazed window to rear aspect, radiator, fitted wardrobes and carpet.

## BEDROOM 2

11' x 10'7 (3.35m x 3.23m)

Double glazed window to front aspect, radiator, fitted wardrobes, laminate flooring and storage cupboard.

## BATHROOM

6'9 x 6'5 (2.06m x 1.96m)

Double glazed window to side aspect, bath, shower, wash hand basin, WC, spot lights, heated towel rail and extractor fan.

## OUTSIDE

There are outstanding views to the rear.



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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		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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