



Located in a lovely cul-de-sac this three bedroom detached house comes to the market with Smith & Friends. The property is double fronted and spacious throughout. An excellent family purchase with an enclosed rear garden and detached garage with ample parking to the side. Comprising of an L shaped entrance hallway with storage, separate dining room, large kitchen with integrated fridge/freezer and a fantastic sized lounge leading through to a sunroom. The upper level offers three bedrooms and a family bathroom. Location: Close to shops, schools and local amenities. NO FORWARD CHAIN.

**Hayling Way, Stockton-On-Tees, TS18 5QF**

**3 Bedroom - House - Detached**

**Chain Free £200,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



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**ENTRANCE HALLWAY**

**11'7 x 4'4 (3.53m x 1.32m)**

'L' shaped with carpets, double glazed window to front aspect, uPVC door to side aspect, radiator, cupboard and stairs leading to first floor.

**LOUNGE**

**16'10 x 10'7 (5.13m x 3.23m)**

Double glazed window to front aspect, internal patio doors to rear leading to sun room, radiator and coved ceiling.

**DINING ROOM**

**5'2 x 12'11 (1.57m x 3.94m)**

Double glazed window to front aspect, radiator, carpet and access to kitchen.

**KITCHEN**

**12'10 x 11'1 (3.91m x 3.38m)**

Double glazed window to rear aspect, uPVC double glazed door to side aspect, tiled flooring, electric hob, cooker hood, integrated fridge/freezer, integrated washing machine and integrated dishwasher.

**SUN ROOM**

**9'11 x 8'8 (3.02m x 2.64m)**

Double glazed doors to rear aspect, radiator and flooring.

**LANDING**

**4' x 8'8 (1.22m x 2.64m)**

Double glazed window to rear aspect and carpet.

**BEDROOM 1**

**10'2 x 10'8 (3.10m x 3.25m)**

Double glazed window to front aspect, fitted wardrobes, radiator, loft access, carpet, coved ceiling and built-in storage.

**BEDROOM 2**

**10'2 x 8'4 (3.10m x 2.54m)**

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

**BEDROOM 3**

**6'8 x 7'9 (2.03m x 2.36m)**

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

**BATHROOM**

**6'7 x 5'11 (2.01m x 1.80m)**

Fully tiled bathroom with bath, shower, wash hand basin, WC and double glazed window to rear aspect.

**OUTSIDE**

The rear garden is lawned and stocked with shrubs and plants. There is also a garage to the side of the property with ample parking to the side.

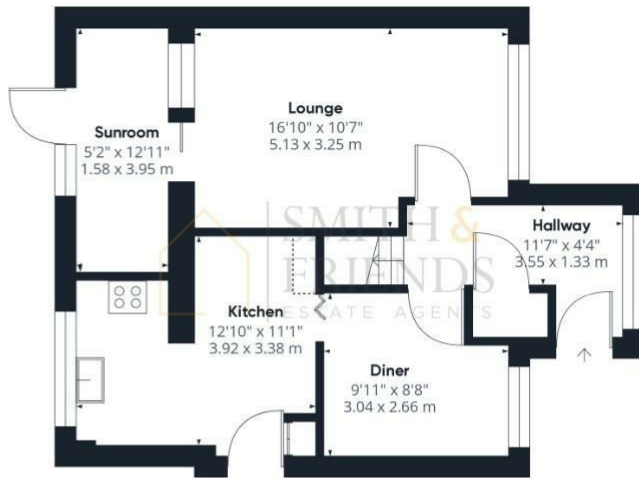


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# Hayling Way, Stockton-On-Tees, TS18 5QF



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

890.71 ft<sup>2</sup>  
82.75 m<sup>2</sup>

**Reduced headroom**

3.34 ft<sup>2</sup>  
0.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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			
<b>England &amp; Wales</b>		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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