



Smith & Friends are delighted to market this three story four/five bedroom end terraced house. The property has so much to offer comprising of an entrance hallway, cloakroom, reception room and spacious kitchen/diner on the ground floor. The upper levels can be accommodated to the buyers family living with an excellent sized lounge to the rear and the master bedroom having the benefit of an en suite. Externally: Enclosed rear garden and a detached garage to the side of the property. Location: Close to shops, schools, bus routes and local amenities.

Witton Park, Stockton-On-Tees, TS18 3BE

4 Bedroom - House - End Terrace

£140,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



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**ENTRANCE HALLWAY**

13'3 x 3'11 (4.04m x 1.19m)

Via front door with radiator, laminate flooring and coved ceiling.

**CLOAKROOM**

6'1 x 3'2 (1.85m x 0.97m)

Double glazed window to front aspect, radiator, WC and wash hand basin.

**RECEPTION ROOM**

13'3 x 8'9 (4.04m x 2.67m)

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

**KITCHEN**

13'7 x 16'1 (4.14m x 4.90m)

Double glazed window to rear aspect, double glazed double doors to rear aspect, radiator, coved ceiling, spot lights, storage cupboard, tiled flooring, gas hob, integrated electric oven and extractor fan.

**FIRST FLOOR LANDING**

10'8 x 4'3 (3.25m x 1.30m)

Carpet and coved ceiling.

**BEDROOM 2**

6'1 x 7'1 (1.85m x 2.16m)

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

**LOUNGE**

14'5 x 16'2 (4.39m x 4.93m)

Two double glazed windows to rear aspect, two radiators, coved ceiling and carpet.

**SECOND FLOOR LANDING**

10'8 x 3'3 (3.25m x 0.99m)

Carpet, access to loft and coved ceiling.

**MASTER BEDROOM**

12'7 x 8'8 (3.84m x 2.64m)

Double doors to front aspect leading to Juliet balcony, radiator, carpet and coved ceiling.

**EN SUITE**

5'8 x 5'3 (1.73m x 1.60m)

Shower, WC, wash hand basin, radiator and part tiling.

**BEDROOM 3**

9'9 x 8'5 (2.97m x 2.57m)

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

**BEDROOM 4**

11'1 x 9'4 (3.38m x 2.84m)

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

**BEDROOM 5**

Rear window, carpet, radiator coving.

**BATHROOM**

6'2 x 6'9 (1.88m x 2.06m)

Double glazed window to front aspect, bath, shower, WC, wash hand basin, part tiling and radiator.



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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		75	
(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	

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