



This unique extended four bedroom semi detached house has come to the market with Smith & Friends ready to move straight into. The property comprises of a welcoming entrance hallway, open plan lounge/diner, a further reception/summer room, L shaped kitchen, bedroom and en suite on the ground floor. The upper level offers three bedrooms and a modern bathroom. The property is immaculately presented and would make the perfect family home. External: Well maintained SOUTH FACING rear garden, laid to lawn, patio seating area and an outside bar which is great for entertaining. The driveway is block paved and offers ample parking. Location: Denholme Avenue is situated in a popular area close to shops, schools and local amenities. A short drive to the A66 access, Eaglescliffe and Yarm High Street.

Denholme Avenue, Stockton-On-Tees, TS18 3QE

4 Bedroom - House - Semi-Detached

£230,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Denholme Avenue, Stockton-On-Tees, TS18 3QE



ENTRANCE HALLWAY

5'10 x 14' (1.78m x 4.27m)

uPVC double glazed front door, under stairs cupboard, radiator, 'wood' effect flooring.

OPEN PLAN LOUNGE/DINER

11'6 x 22'10 (3.51m x 6.96m)

Double glazed bay window to front aspect, fire and surround, 'wood' effect flooring, coved ceiling, two radiators, double glazed internal patio doors to rear aspect.



EXTENSION/SUMMER ROOM

9' x 18'4 (2.74m x 5.59m)

Two double glazed sky liner windows, spot lights, double glazed window to side aspect, double glazed double doors to rear aspect, carpet flooring, radiator.

L SHAPED KITCHEN

5'6 x 15'11 (1.68m x 4.85m)

'Wood' effect flooring, radiator, uPVC double glazed door to side aspect, double glazed window to front aspect, part tiling.



BEDROOM ONE

12'6 x 18'4 (3.81m x 5.59m)

Double glazed window to rear aspect, radiator, carpet, spot lights.

EN SUITE

3' x 8'3 (0.91m x 2.51m)

Shower cubicle, wash hand basin, WC, extractor fan.

LANDING

6' x 10' (1.83m x 3.05m)

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



BEDROOM TWO

11'8 x 2'11 (3.56m x 0.89m)

Double glazed bay window to front aspect, radiator, flooring. This is currently used as a floristry room.

BEDROOM THREE

11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to rear aspect, radiator, flooring.

BEDROOM FOUR

7'11 x 6'7 (2.41m x 2.01m)

Double glazed window to front aspect, radiator, carpet.



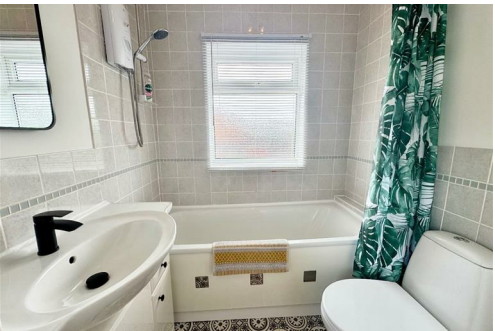
BATHROOM

5'10 x 5'2 (1.78m x 1.57m)

Bath, shower, vanity wash hand basin, WC, double glazed window to rear aspect, sliding entrance door, flooring, part tiling.



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Approximate total area⁽¹⁾
1189 ft²
110.4 m²

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales		EU Directive 2002/91/EC