



Located in the beautiful village of Long Newton this property has come to the market and holds huge potential. The property comprises of a spacious entrance hallway, cloakroom, kitchen/diner and lounge to the ground floor. The upper level offers three bedrooms and a family bathroom. External: Street parking, well maintained rear garden with an outhouse, ideal for storage and over looks the open playing fields. The property would be an ideal first time buyer or family purchase. Call Smith & Friends to arrange a viewing on 01642 607555.

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

3 Bed - House - Mid Terrace

£165,000

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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



ENTRANCE HALLWAY

13'4 x 5'11 (4.06m x 1.80m)

uPVC front door, radiator, storage cupboards, door to rear aspect.

CLOAKROOM

7' x 3' (2.13m x 0.91m)

Double glazed window to rear aspect, wash hand basin, WC, heated towel rail.

LOUNGE

10'10 x 14'4 (3.30m x 4.37m)

Double glazed bay window to front aspect, laminate flooring, radiator, fire.



KITCHEN/DINER

9'6 x 14'5 (2.90m x 4.39m)

Two double glazed windows to rear aspect, part tiling, radiator. Dining Area - Gas hob, stainless steel sink and drainer.

SPLIT LEVEL LANDING

3' x 6'11 (0.91m x 2.11m)

Carpet, window to front aspect, loft access.



BEDROOM ONE

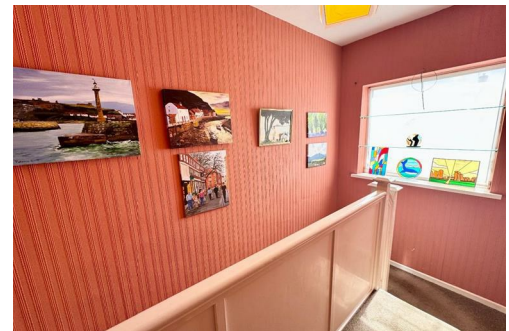
10'10 x 14'6 (3.30m x 4.42m)

Two double glazed windows to front aspect, carpet, radiator, fitted wardrobes.

BEDROOM TWO

9'5 x 11'7 (2.87m x 3.53m)

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



BEDROOM THREE

9'10 x 6'10 (3.00m x 2.08m)

Double glazed window to rear aspect, radiator, carpet. This room is currently used as an office.

BATHROOM

6'5 x 7' (1.96m x 2.13m)

Fully tiled bathroom, double glazed window to rear aspect, bath, shower, wash hand basin, WC, heated towel rail.

OUTSIDE

The front garden is laid to lawn, street parking also to the front. The rear garden overlooks playing fields,



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
875 ft²
81.3 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 are based on RICS IPMS 3C standard.

GIRAFFE 360

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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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