



This property has come to the market with no forward chain and vacant possession. It would be a perfect investment or first time buy purchase. Comprising of an entrance hallway, spacious lounge, cloakroom and kitchen/diner on the ground floor. The upper level offers a family bathroom, three bedrooms with the master bedroom having ensuite facilities. Externally has the benefit of a garage, driveway, gardens front and rear. Location: Situated in the heart of Stockton, walking distance to Stockton High Street and close to bus routes, schools and five minute commute to Teesside Retail Park. Please call Smith & Friends Estate Agents to arrange a viewing on 01642 607555.

**Overton Way, Stockton-On-Tees, TS18 3AP**  
**3 Bed - House - Semi-Detached**  
**£130,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**





# Overton Way, Stockton-On-Tees, TS18 3AP

- Hallway  
3'07 x 5'00 (1.09m x 1.52m)
- Lounge  
10'01 x 14'05 (3.07m x 4.39m)
- Lobby  
6'04 x 3'10 (1.93m x 1.17m)
- Kitchen/Diner  
18'08 x 11'01 (5.69m x 3.38m)
- Landing
- Bathroom  
5'02 x 9'08 (1.57m x 2.95m)
- Bedroom  
9'08 x 12'11 (2.95m x 3.94m)
- Bedroom  
9'07 x 11'03 (2.92m x 3.43m)
- Bedroom  
7'10 x 9'05 (2.39m x 2.87m)
- En-suite  
3'10 x 6'09 (1.17m x 2.06m)
- External



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(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			88
			EU Directive 2002/91/EC

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
 01642 607555  
 stockton@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

