



This fantastic well presented property has come to the market ready to move straight into. The property is beautiful internally and externally. It is perfect for a first time buyer with no work required. The property has so much to offer comprising of a trendy entrance hallway, lounge and an open plan kitchen diner on the ground floor. The upper level offers three bedrooms and a modern family bathroom. External: Detached garage with power/lighting, gardens front and rear. The rear garden is well maintained, mainly laid to lawn and patio seating area with double doors leading into the kitchen/diner. Please call Smith & Friends Estate Agents to arrange a viewing on 01642 607555.

**Wolsey Drive, Norton, Stockton-On-Tees, TS20 1SY**

**3 Bed - House - Semi-Detached**

**£170,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**





# Wolsey Drive, Stockton-On-Tees, TS20 1SY

## Entrance Hallway

4'9 x 6' (1.45m x 1.83m)

Flooring, front entrance door and stairs to upper level.

## Lounge

10'9 x 14'6 (3.28m x 4.42m)

1 x front double glazed window, fire/surround and 1 x radiator.

## Diner/Kitchen

14'3 x 10'4 (4.34m x 3.15m)

1 x radiator, 1 x rear double glazed window, double rear double glazed doors, storage cupboard, a range of high gloss modern wall and base units.

## Landing

6' x 9'1 (1.83m x 2.77m)

Carpet flooring and loft access

## Bedroom

14'3 x 8'6 (4.34m x 2.59m)

2 x double glazed windows, carpet flooring and 1 x radiator.

## Bedroom

7'4 x 9'11 (2.24m x 3.02m)

1 x rear double glazed window, carpet flooring and 1 x radiator.

## Bedroom

6'8 x 6'11 (2.03m x 2.11m)

1 x rear double glazed window, carpet flooring and 1 x radiator.

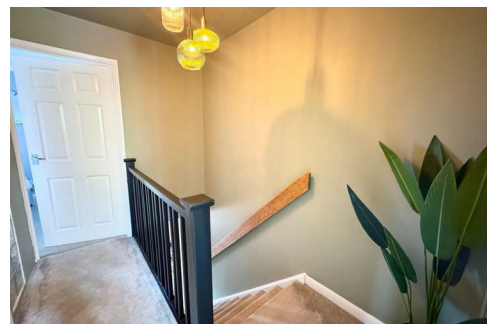
## Bathroom

7'9 x 6'2 (2.36m x 1.88m)

Bath, shower, wash hand basin, w/c and heated towel rail.

## External

Driveway, detached garage with power/lighting, gardens front and rear.



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
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			
England & Wales			
EU Directive 2002/91/EC			

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