



Offered to the market with no forward chain, this well-maintained and thoughtfully upgraded DETACHED family home provides comfortable, modern living with a range of stylish features throughout.

Upstairs, the property boasts a contemporary shower room fitted with a sleek walk-in rainfall shower, reflecting the high standard of finish seen throughout the home. There are two well-proportioned double bedrooms, each featuring built-in wardrobes, along with a single bedroom that includes a useful storage cupboard housing the gas combi boiler.

The ground floor accommodation begins with an entrance hallway leading into a warm and welcoming lounge. This space flows effortlessly into the modernised kitchen-diner, creating a practical and sociable layout ideal for everyday living and entertaining. Both the lounge and kitchen-diner are finished with wood-effect laminate flooring. The kitchen itself features stylish white gloss base units and a range of integrated appliances, including an oven, five-ring gas hob, and under-counter fridge and freezer. French patio doors open out onto the rear garden, providing plenty of natural light and easy access to outdoor space.

Externally, the property continues to impress. A long block-paved driveway offers ample off-road parking and leads to a detached single garage. The front and rear gardens are designed with low maintenance in mind. The rear garden, in particular, enjoys a private south-westerly aspect and features a courtyard-style layout with raised brick planters—perfect for gardening enthusiasts. The garage is accessible via a UPVC side door and benefits from both power and plumbing, adding flexibility for additional storage or workshop use.

Dovedale Road, Stockton-On-Tees, TS20 2TH

3 Bed - House - Detached

Or Nearest Offer £185,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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ENTRANCE HALLWAY

Front entrance door, radiator, stairs to upper level.

LOUNGE

Double glazed bay window to front aspect, coved ceiling, radiator, archway to dining room.

DINING ROOM

Double glazed window to rear aspect, double glazed window to side aspect, double glazed doors to rear aspect, laminate flooring, spot lights, radiator, coved ceiling.

LANDING

Double glazed window to side aspect, carpet flooring, coved ceiling.

BEDROOM

Double glazed window to front aspect, fitted wardrobes, coved ceiling, radiator, carpet flooring.

BEDROOM

Double glazed window to rear aspect, radiator, carpet, coved ceiling, fitted wardrobes.

BEDROOM

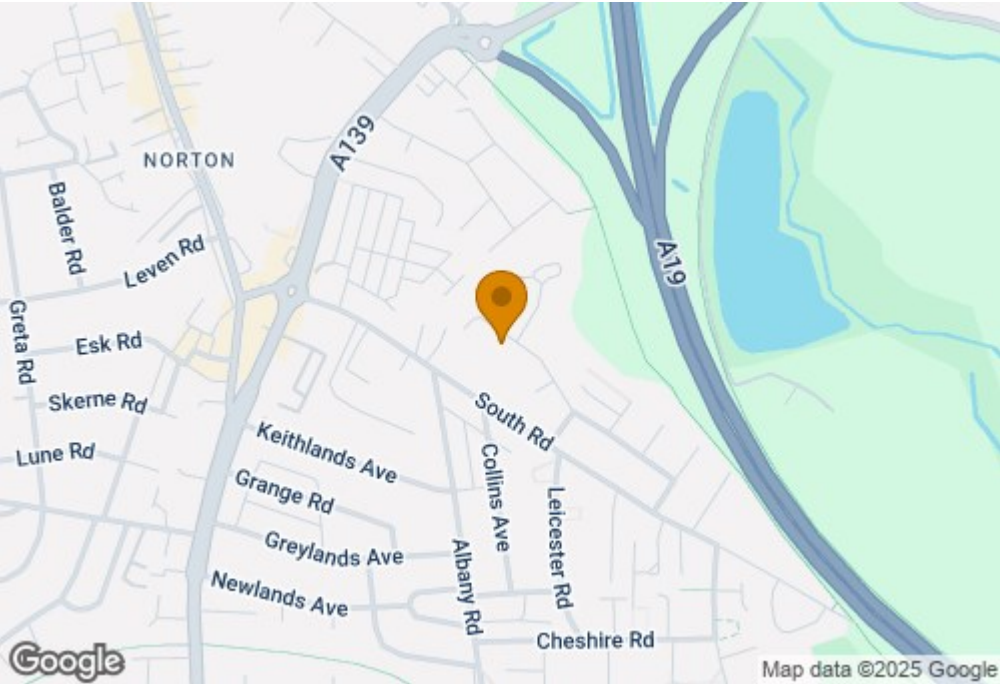
Double glazed window to front aspect, radiator, coved ceiling, storage cupboard, loft access.

BATHROOM

Double glazed window to rear aspect, walk-in shower, wash hand basin, WC, heated towel rail, tiled flooring.



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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		84
(81-91) B		
(69-80) C	70	
(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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