



Situated in the highly sought-after Summerville Estate, this beautifully maintained three-bedroom end-terrace property offers spacious, contemporary living in a peaceful residential setting. Ideal for families or first-time buyers, the home combines stylish interiors with a generous garden and excellent outdoor features.

At the front, the property boasts a neatly laid brick driveway, providing off-street parking for up to three vehicles. To the rear, a well-kept garden creates the perfect outdoor retreat, featuring a lawned area for children to play, a paved patio ideal for entertaining or alfresco dining, and a delightful summer house that can serve as a garden office, hobby space, or kids' playroom.

Step inside to find a modern kitchen and dining area, tastefully designed with functionality and family life in mind. With plenty of storage and worktop space, it's a welcoming spot for both everyday meals and social gatherings. From here, the layout flows into a bright and spacious living room, offering a relaxing environment with lovely views of the garden.

On the upper level, the home comprises three well-proportioned bedrooms, each offering ample space for furnishings and personal touches. A stylish family bathroom completes the upstairs accommodation, fitted with a contemporary suite and high-quality finishes.

With its move-in-ready condition, practical layout, and location in a quiet, family-oriented neighbourhood close to schools, local shops, and transport links, this property presents a fantastic opportunity for anyone seeking a well-rounded and comfortable home.

**Hay Close, Stockton-on-Tees, TS19 8GR**

**3 Bed - House - End Terrace**

**Offers Over £160,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



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ESTATE AGENTS

# Hay Close, Stockton-on-Tees, TS19 8GR



## ENTRANCE

Front entrance door.

## KITCHEN

Stairs to upper level, radiator, tiled flooring, double glazed window to front aspect, electric hob, built-in oven and microwave.

## CLOAKROOM

WC, wash hand basin.

## LOUNGE

Double glazed bi-fold doors to rear aspect, tiled flooring, radiator, storage cupboard.

## LANDING

Radiator, carpet, loft access, double glazed window to side aspect.

## BEDROOM ONE

Two double glazed windows to front aspect, carpet, radiator, storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet, flooring.

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

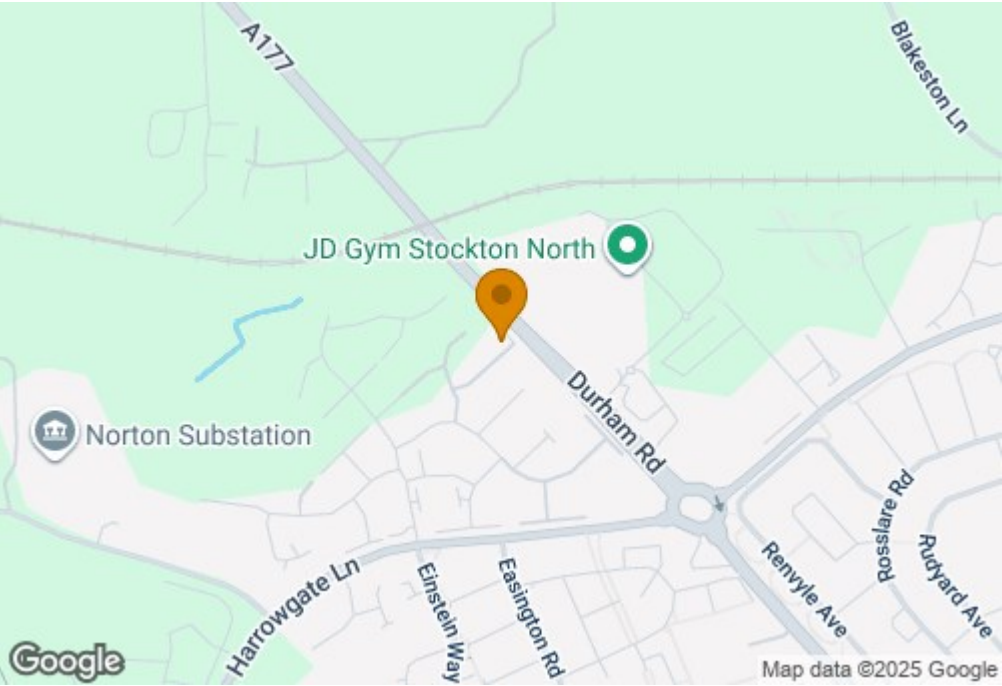
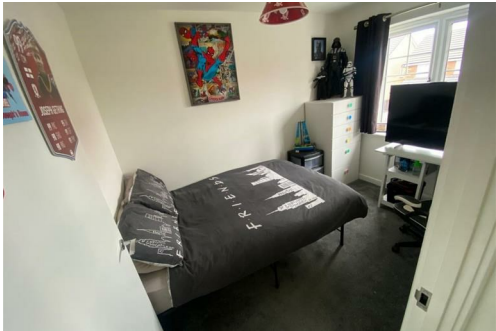
## BATHROOM

Bath with shower over, wash hand basin, WC, fully tiled, heated towel rail.

## EXTERNAL



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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                                 |                         | 96        |
| (81-91) B                                   | 83                      |           |
| (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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