



This well-presented upper-floor apartment offers generous living space throughout, making it an ideal choice for both first-time buyers and investors. The property is tastefully maintained and ready to move into, providing a modern and comfortable lifestyle.

Accessed via a secure communal entrance system, the apartment opens into a spacious hallway that wraps around the property, offering a sense of openness and flow. The heart of the home is the open-plan kitchen and lounge area, which features a Juliet balcony with elevated views overlooking Teesside—perfect for enjoying natural light and fresh air.

The apartment comprises two bedrooms, including a master bedroom with its own en-suite shower room. There is also a stylish main bathroom, completing the accommodation. For convenience, the property includes a dedicated parking bay.

Located in a highly accessible area, the apartment is well-positioned for modern living, with excellent transport links via the A66 and easy access to Yarm, Stockton, and surrounding areas—ideal for commuting and local amenities.

Willowsage Court, Stockton-On-Tees, TS18 3UQ

2 Bed - Apartment

Chain Free £85,000

EPC Rating:

Council Tax Band: B

Tenure: Leasehold



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ENTRANCE

LOUNGE
19'3 x 11'2 (5.87m x 3.40m)

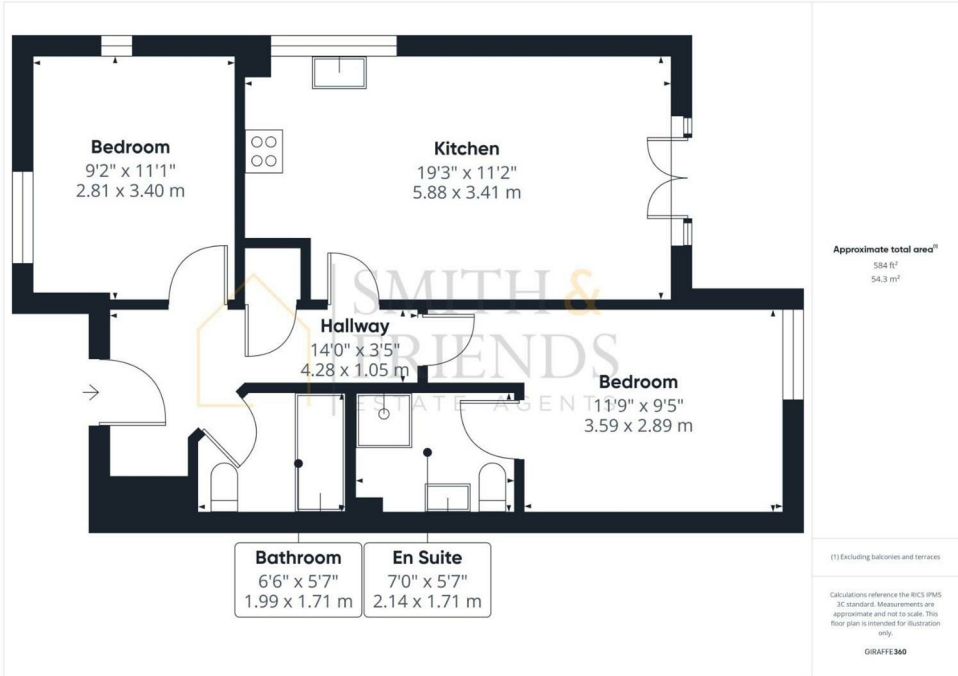
OPEN PLAN KITCHEN
19'3 x 11'2 (5.87m x 3.40m)

BEDROOM
9'2 x 11'1 (2.79m x 3.38m)

EN SUITE
6'6 x 5'7 (1.98m x 1.70m)

BEDROOM
11'9 x 9'5 (3.58m x 2.87m)

BATHROOM
7'0 x 5'7 (2.13m x 1.70m)



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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