



Welcome to the market this charming three-bedroom mid-terrace home, ideally situated in a quiet cul-de-sac. Perfect for first-time buyers, this property offers a warm and welcoming living space with a thoughtfully designed layout.

The ground floor features an inviting entrance hallway leading to a spacious lounge and a modern open-plan kitchen and dining area — ideal for both everyday living and entertaining. Upstairs, you'll find two generously sized double bedrooms, a comfortable single bedroom, and a contemporary family bathroom complete with a corner bath and a separate walk-in shower.

Conveniently located close to local shops, schools, and other amenities, this home also benefits from excellent transport links, with Teesside Park Retail Park just a short 5–10 minute drive away. This well-presented property combines comfort, practicality, and location — making it an excellent choice for your new home.

Hutton Close, Stockton-On-Tees, TS17 8PG

3 Bed - House - Mid Terrace

Open To Offers £110,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Hutton Close, Stockton-On-Tees, TS17 8PG



ENTRANCE PORCH

Wall light, laminate flooring, stairs to upper level.

ENTRANCE HALLWAY

Front entrance door, radiator, coved ceiling, carpet flooring, archway to kitchen/diner.

LOUNGE

Double glazed window to front aspect, coved ceiling, fire and surround, carpet flooring, radiator.

KITCHEN

Open plan with diner, double glazed window to rear aspect, double glazed double doors to rear aspect, partly tiled flooring, coved ceiling, radiator.

LANDING

Carpet flooring, coved ceiling, radiator, loft access.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

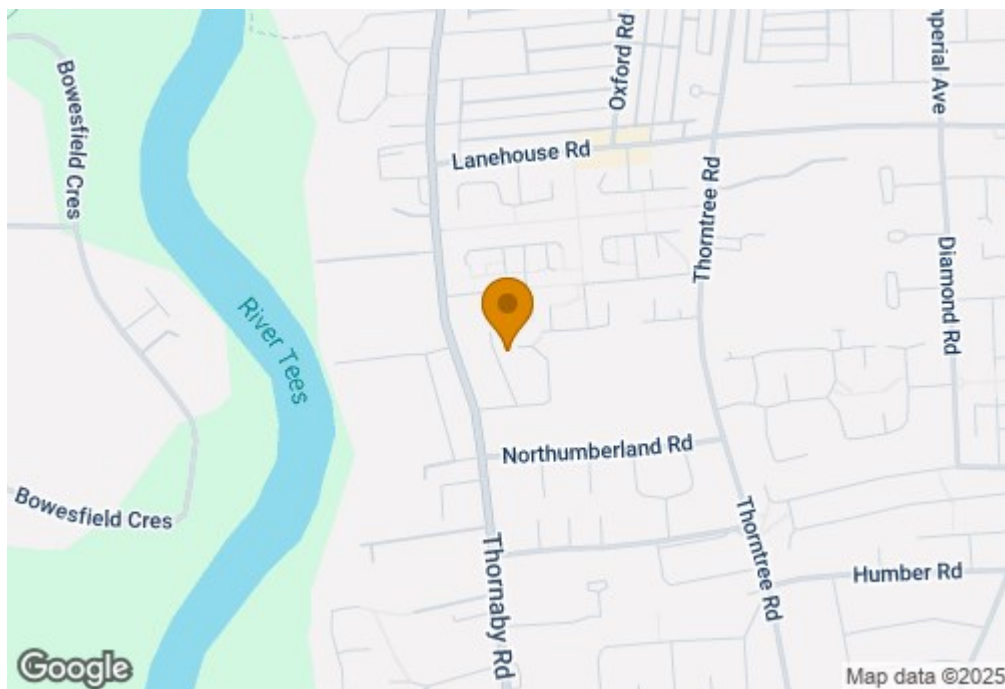
Double glazed window to front aspect, radiator, storage cupboard, carpet flooring.

BATHROOM

Partly tiled bathroom, tiled flooring, spot lights, double glazed window to rear aspect, corner bath with shower, separate walk-in shower, vanity wash hand basin, WC, shaver point, heated towel rail.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
831 ft²
77.2 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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		
(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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

