# GowlandWhite









## **Smith House Farm**

Elton, Stockton-On-Tees, TS21 1AG

AVAILABLE NOW! This charming THREE BEDROOM MID TERRACED COTTAGE tucked away in a wonderful position off Darlington Road in the sought after village of Elton.

Nestled within a peaceful working farm setting, this home offers the perfect blend of semi-rural lifestyle and modern comfort. Situated in the heart of Elton village, the property enjoys a picturesque location while remaining within easy reach of local amenities, including good schools and shops.

The cottage features a bright and modern kitchen, a cosy living area, and the added convenience of a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a bathroom.

Additionally, the water and sewage costs are included.

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- MID TERRACE COTTAGE
- 3 BEDROOMS
- VILLAGE LOCATION
- MODERN KITCHEN
- OIL CENTRAL HEATING AND SHARED GARDEN AREA **DOUBLE GLAZED**
- SET ON A WORKING FARM
- DOWNSTAIRS WC

#### **VESTIBULE**

**DOWNSTAIRS WC** 

KITCHEN/LOUNGE/DINING ROOM 26'5" x 16'7" (8.05m x 5.05m)

**LANDING** 

**BEDROOM ONE** 

12'3" x 8'5" (3.73m x 2.57m)

**BEDROOM TWO** 

11'11" x 8'6" (3.63m x 2.59m)

**BEDROOM THREE** 

8'10" x 7'10" (2.69m x 2.39m)

**BATHROOM** 

8'5" x 7'10" (2.57m x 2.39m)



**Directions** 

















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#### Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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EU Directive 2002/91/EC

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