



Offered for sale with no onward chain, this fantastic family home occupies a highly sought-after location close to the amenities of Hartburn Village and is within easy reach of a selection of well-regarded local schools, making it an excellent choice for families and first-time buyers alike.

Upon entering the property, you are welcomed by an entrance porch leading into a spacious hallway, creating an inviting first impression. The ground floor offers a bright and generously proportioned open-plan lounge and dining area, providing the perfect space for both everyday family living and entertaining guests. The adjoining kitchen is well laid out and offers ample storage and workspace, with access to the rear garden.

To the first floor, the property comprises three well-proportioned bedrooms, each offering comfortable accommodation, together with a modern family bathroom serving all bedrooms.

Externally, the property continues to impress with a generous and secluded rear garden, predominantly laid to lawn with a paved seating area, creating an ideal setting for outdoor dining, children's play, or simply relaxing in a private environment.

To the front, a spacious driveway provides ample off-road parking for several vehicles and leads to a detached garage, offering additional parking, storage, or workshop space.

Combining spacious accommodation, excellent outdoor space, and a convenient location close to local amenities, transport links, and highly regarded schools, this is a wonderful opportunity to acquire a superb family home offered to the market with the added advantage of no onward chain. Early viewing is highly recommended.

Christchurch Drive, Stockton-On-Tees, TS18 5JZ

3 Bed - House - Semi-Detached

Chain Free £175,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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ESTATE AGENTS

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Entrance Porch

Front entrance door.

Entrance Hallway

Flooring, radiator, stairs, coved ceiling, under stairs cupboard.

Lounge

Double glazed window to front aspect, carpet, coved ceiling, archway to diner.



Diner

Double glazed window to rear aspect, coved ceiling, carpet, radiator, access to kitchen.

Kitchen

Double glazed door to rear aspect, partly tiled kitchen, flooring, coved ceiling, double glazed window to side aspect.

Landing

Double glazed window to side aspect, carpet.



Bathroom

Bath, shower, wash hand basin, WC, radiator, flooring, double glazed window to rear aspect.

Bedroom

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

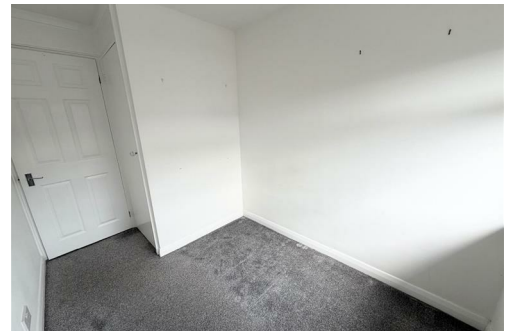
Bedroom

Double glazed window to rear aspect, radiator, carpet, storage cupboard.



Bedroom

Double glazed window to front aspect, carpet, radiator.

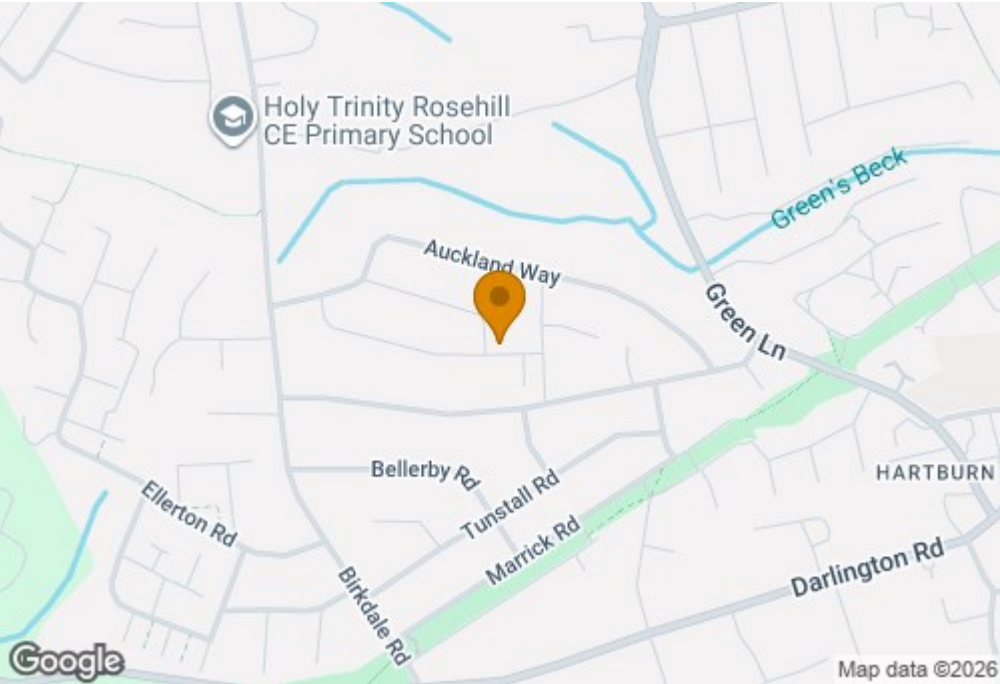


External

Enclosed rear garden. Driveway and garage to front providing off street parking.



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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		86
(81-91) B		
(69-80) C	74	
(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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