



This beautifully presented first-time buyer home is new to the market and offers stylish, move-in-ready accommodation throughout. Ideal for buyers looking for comfort and convenience, the property has been well maintained and thoughtfully updated by the current owners.

The ground floor welcomes you with a bright entrance porch leading into a spacious and inviting lounge, perfect for relaxing or entertaining. To the rear, there is a modern, well-fitted kitchen offering ample storage and workspace, with French doors that open directly onto the well-maintained rear garden, creating a seamless indoor-outdoor living space ideal for everyday use and summer entertaining.

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation for families, guests, or home office space. Completing the upper level is a contemporary, modern bathroom finished to a high standard.

Externally, the property benefits from on-street parking and a detached garage, offering additional storage or secure parking. The rear garden is neatly kept and provides a pleasant, private outdoor area.

Conveniently located close to local shops, schools, Stockton town centre, and the train station, this home is perfectly positioned for commuters and families alike. Early viewing is highly recommended to fully appreciate everything this attractive home has to offer.

**Howden Walk, Stockton-On-Tees, TS18 1QH**

**3 Bed - House - Terraced**

**£110,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

# Howden Walk, Stockton-On-Tees, TS18 1QH



## ENTRANCE PORCH

## LOUNGE

Stairs to upper level, carpet, radiator, double glazed window to front aspect.

## KITCHEN/DINER

Double glazed window to rear aspect, double glazed doors to rear aspect, radiator.

## LANDING

Radiator, carpet, loft access.

## BEDROOM ONE

Fitted wardrobes, radiator, double glazed window to rear aspect.

## BEDROOM TWO

Double glazed window to front aspect, radiator, carpet.

## BEDROOM THREE

Double glazed window to front aspect, radiator, carpet.

## BATHROOM

Double glazed window to rear aspect, bath, shower, wash hand basin, WC, spot lights.

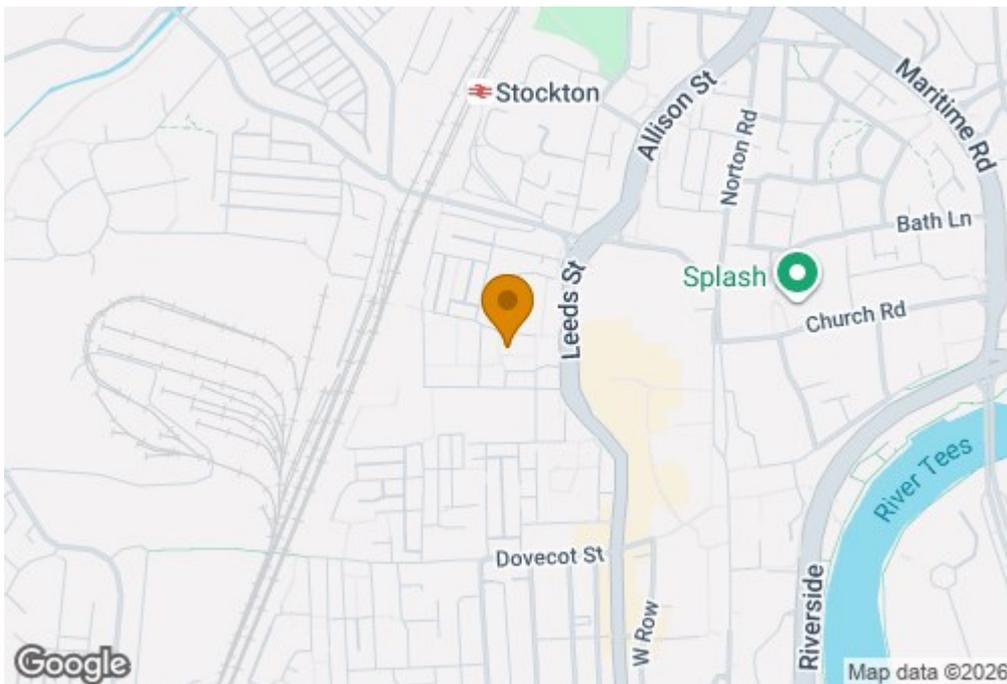
## OUTSIDE

Artificial grass to rear.

## DETACHED GARAGE



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**Approximate total area<sup>(1)</sup>**  
672 ft<sup>2</sup>  
62.4 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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.

GIRAFFE360

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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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