



A fantastic opportunity has arisen to acquire this impressive corner-plot property, brought to the market by Smith & Friends Estate Agents and ideally situated not far from the ever-popular Hartburn Village. Occupying a generous plot, the home offers an excellent balance of spacious internal accommodation and substantial outdoor space, making it ideal for a range of buyers.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway which benefits from ample built-in storage. The well-proportioned lounge is positioned to the rear of the home, providing a comfortable living space and flowing seamlessly into the conservatory, which enjoys views over the garden and offers an additional versatile reception area. The dining room is conveniently located with easy access to the kitchen, making it perfect for both everyday living and entertaining.

To the first floor, the property continues to impress with three generously sized bedrooms. The split-level landing adds character and leads to a well-appointed family bathroom, along with a separate WC, offering practicality for family living.

Externally, the property truly stands out. There is a private driveway providing ample off-street parking, alongside a separate side garden, as well as well-maintained front and rear gardens that offer plenty of outdoor space for relaxation, play, or entertaining.

Ideally located close to a range of highly regarded schools, local shops, and amenities, as well as excellent transport links, this property would make an ideal purchase for first-time buyers, growing families, or anyone seeking a spacious home in a desirable residential area. Early viewing is highly recommended to fully appreciate all that this property has to offer.

**Redmire Road, Stockton-On-Tees, TS18 4JR**

**3 Bedroom - House - Semi-Detached**

**£155,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



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**ENTRANCE HALLWAY**

Front entrance door, flooring, storage cupboard, radiator, stairs to upper level.

**LOUNGE**

Radiator, internal double glazed doors leading to conservatory, carpet, coved ceiling.

**DINER**

Double glazed bay window to front aspect, tiled floor, gas fire, coved ceiling.

**KITCHEN**

Coved ceiling, radiator, partly tiled, tiled flooring, archway to dining room, double glazed window to rear aspect, double glazed door to rear aspect.

**CONSERVATORY**

Currently used as a gym, double glazed doors to side aspect, double glazed windows.

**SPLIT LEVEL LANDING**

Loft access, carpet flooring, storage, double glazed window to side aspect.

**BEDROOM ONE**

Double glazed window to rear aspect, radiator, carpet.

**BEDROOM TWO**

Double glazed window to rear aspect, radiator, carpet.

**BEDROOM THREE**

Double glazed window to front aspect, flooring, radiator.

**BATHROOM**

Fully tiled bathroom, bath, shower, vanity wash hand basin, heated towel rail, double glazed window to rear aspect.

**SEPARATE WC**

WC, flooring, double glazed window to front aspect.



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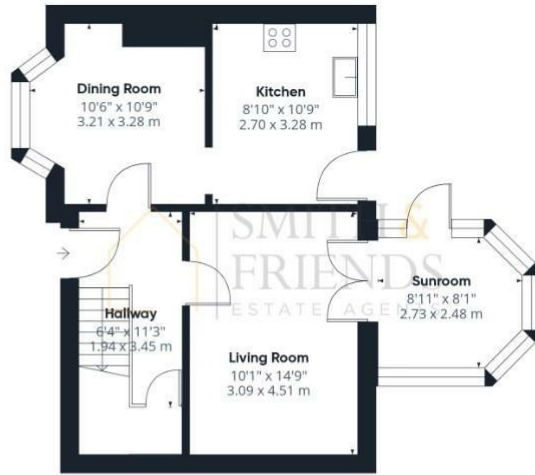


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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
910 ft<sup>2</sup>  
84.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 79        |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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. We 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.

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