



This spacious three-bedroom semi-detached home with detached garage offers generous living accommodation throughout and is ideal for families, first-time buyers, or those looking for flexible living space. Offered with no forward chain and vacant possession, the property is ready for immediate occupation.

To the ground floor, the home boasts an excellent-sized living area along with two versatile reception rooms, providing ample space for both relaxing and entertaining. The standout feature of the property is the impressive and exceptionally spacious kitchen/diner, perfect for modern family living and social gatherings.

The first floor comprises two well-proportioned double bedrooms and a third single bedroom, which would make an ideal nursery, home office, or dressing room. The contemporary family bathroom is fitted with a modern suite including a bath with shower overhead.

Externally, the property benefits from a delightful south-facing rear garden, mainly laid to lawn with a seating area, creating the perfect outdoor space to enjoy throughout the year.

Situated in an excellent location, the property is conveniently close to Norton High Street, offering a wide range of shops, cafes, local amenities, and well-regarded schools, making it an ideal choice for families and commuters alike.

**Washington Grove, Stockton-On-Tees, TS20 1BU**

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

**Offers Over £160,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



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**ENTRANCE HALLWAY**

Double glazed side entrance door, double glazed window to side aspect, double glazed window to rear aspect, coved ceiling, stairs to upper level.

**LOUNGE**

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

**DINING ROOM**

Double glazed French doors, electric fire and surround, flooring.

**KITCHEN**

Double glazed window to rear aspect, storage cupboard, side entrance door, radiator, coved ceiling, spot lights, gas hob.

**LANDING**

Carpet, loft access, stairs.

**BEDROOM ONE**

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

**BEDROOM TWO**

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

**BEDROOM THREE**

Double glazed window to side aspect, carpet.

**BATHROOM**

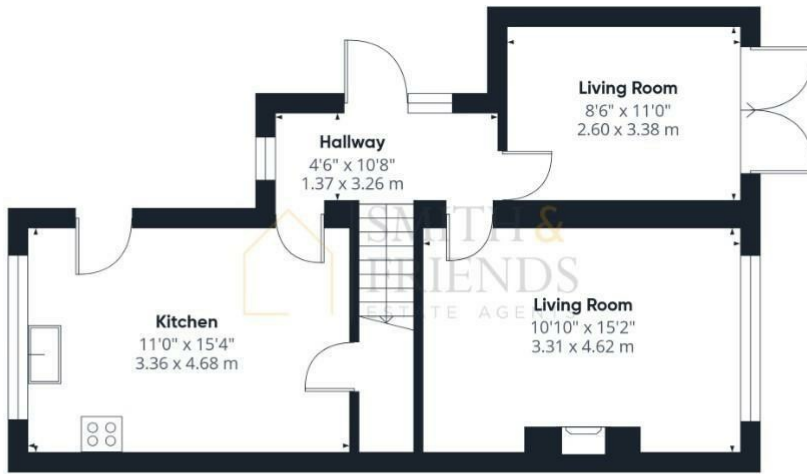
Fully tiled bathroom, bath, shower, wash hand basin, WC, double glazed window to side aspect, spot lights, storage cupboard.



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Approximate total area<sup>(1)</sup>  
844 ft<sup>2</sup>  
78.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		57	
(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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