



An outstanding opportunity to acquire this beautifully presented three-bedroom detached family home, ideally positioned in a highly convenient central location close to Stockton Town Centre, well-regarded schools, and a wide range of local amenities. Perfectly suited to growing families and professionals alike, this property offers spacious, well-balanced accommodation throughout.

Upon entering the home, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the property. The ground floor boasts a generous lounge, ideal for relaxing or entertaining guests, alongside a contemporary open-plan kitchen and dining area. This impressive space provides the perfect setting for family meals and social gatherings, with ample room for dining and everyday living.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own private ensuite facilities, creating a comfortable and practical retreat. The remaining bedrooms are served by a modern family bathroom, thoughtfully designed to meet the needs of a busy household.

Externally, the home enjoys gardens to both the front and rear, offering excellent outdoor space for children to play, summer entertaining, or simply unwinding outdoors. The rear garden provides a pleasant and private setting, while the front garden enhances the property's attractive kerb appeal.

Combining space, comfort, and a prime location, this superb family home truly has so much to offer and early viewing is highly recommended.

Timothy Court, Stockton-On-Tees, TS18 3AU

3 Bed - House - Detached

Offers Over £170,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Timothy Court, Stockton-On-Tees, TS18 3AU



ENTRANCE HALLWAY

Front entrance door, carpet, stairs to upper level, double glazed window to side aspect, storage cupboard, radiator.

CLOAKROOM/WC

WC, wash hand basin, flooring, covered ceiling.

LOUNGE

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

KITCHEN

Open plan kitchen, double glazed doors to rear aspect, flooring, double glazed windows to front and rear aspects, spot lights, coved ceiling, gas hob, radiator.

UTILITY

Door to side aspect, sink and drainer, flooring.

LANDING

Double glazed window to side aspect, storage, carpet. loft access, coved ceiling.

BEDROOM ONE

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

EN SUITE

Shower cubicle, wash hand basin, WC, flooring, coved ceiling, partly tiled, radiator, double glazed window to front aspect.

BEDROOM TWO

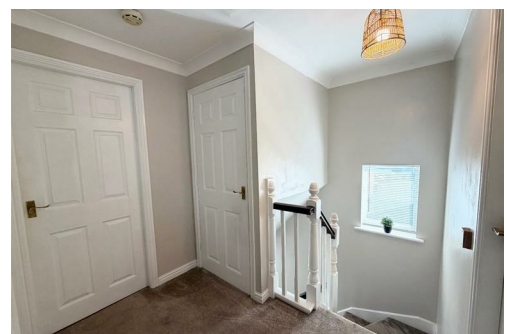
Double glazed window to rear aspect, carpet, radiator, coved ceiling.

BEDROOM THREE

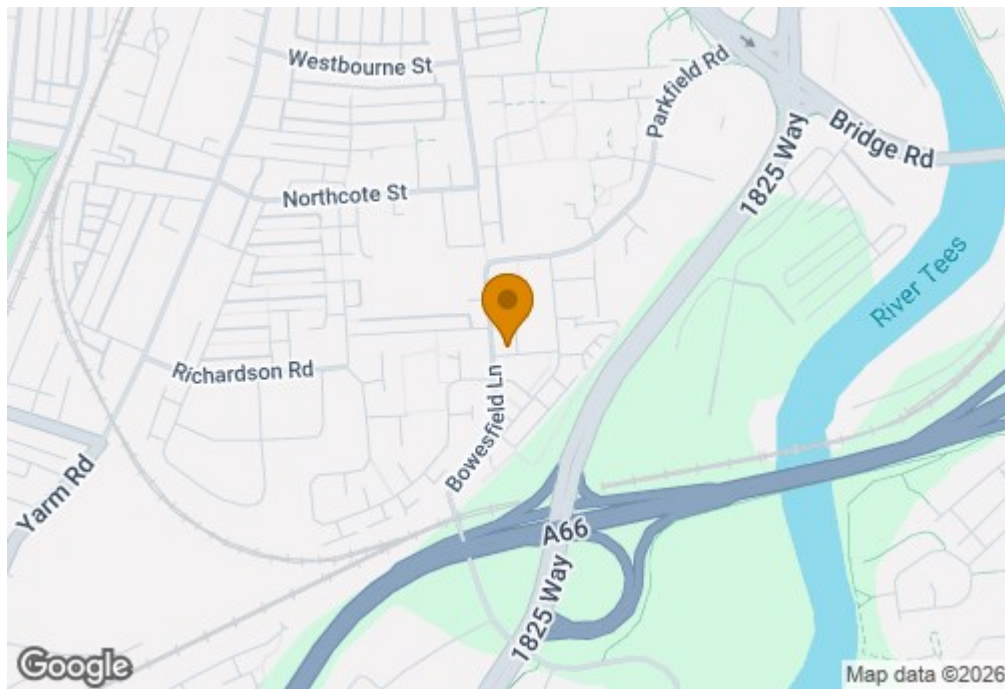
Double glazed window to rear aspect, carpet, radiator, coved ceiling.

BATHROOM

Double glazed window to side aspect, bath, wash hand basin, WC, coved ceiling, radiator.



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Approximate total area⁽¹⁾
925 ft²
85.8 m²

(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



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