



Spacious Four/Five Bedroom Semi-Detached House – Popular Residential Location

A spacious four/five bedroom semi-detached house situated in a popular residential area, overlooking green belt land to the front. This excellent family home is conveniently located close to local amenities and schools.

The property benefits from gas central heating and uPVC double glazing throughout.

Accommodation briefly comprises: entrance hall, reception room, ground floor bedroom five, spacious lounge/dining room with French doors opening onto the rear garden, fitted kitchen with built-in oven and hob, rear lobby, cloakroom/WC with white suite, and a small conservatory.

To the first floor are four well-proportioned bedrooms and a family bathroom/WC fitted with a white suite and chrome shower.

Externally, the property features a block-paved front garden providing off-road parking and a well-maintained, enclosed rear garden.

Viewing is highly recommended. Contact Smith and Friends to arrange an appointment.

**Bilsdale Road, Stockton-On-Tees, TS19 0RY**

**4 Bed - House - Semi-Detached**

**£210,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**

# Bilsdale Road, Stockton-On-Tees, TS19 0RY

## ENTRANCE HALLWAY



## LOUNGE/DINING AREA

25'0 x 12'7 (7.62m x 3.84m)



## KITCHEN

8'7 x 11'5 (2.62m x 3.48m)



## CONSERVATORY

### STUDY/BEDROOM FIVE

11'7 x 7'3 (3.53m x 2.21m)



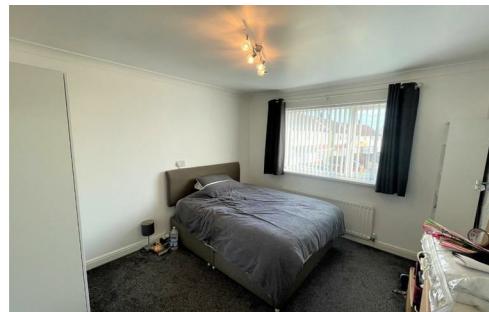
## CLOAKROOM/WC

4'2 x 3'7 (1.27m x 1.09m)

## LANDING

## BEDROOM ONE

18'3 x 12'2 (5.56m x 3.71m)



## BEDROOM TWO

11'9 x 10'7 (3.58m x 3.23m)

## BEDROOM THREE

7'0 x 12'9 (2.13m x 3.89m)

## BEDROOM FOUR

8'11 x 8'1 (2.72m x 2.46m)

## BATHROOM

7'5 x 6'0 (2.26m x 1.83m)



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

	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		
EU Directive 2002/91/EC		
England & Wales		