



Beautifully presented both inside and out, this elegant home is tucked away in a quiet cul-de-sac within the sought-after Bishopsgarth area of Stockton, making it an ideal choice for families ready to move straight in and enjoy.

Upon entering, the property welcomes you with a charming entrance porch leading into a bright and inviting hallway. The ground floor boasts a spacious open-plan lounge and dining area, creating a warm and versatile living space perfect for both relaxing and entertaining. This is complemented by a modern, immaculately presented kitchen, thoughtfully designed with both style and functionality in mind.

To the first floor, the property continues to impress with a contemporary family bathroom, complete with a bath and overhead shower. There are two generously sized double bedrooms, along with a well-proportioned single bedroom, offering flexible accommodation for families, guests, or even a home office.

Externally, the home truly stands out. The current owner has taken great care in maintaining and enhancing the rear garden, transforming it into a peaceful and attractive outdoor retreat. Features include a dedicated seating area, a sun-trap perfect for enjoying warmer days, and a beautifully converted garage now serving as a stylish garden room. This additional space, complete with French doors opening out onto a picturesque pond, provides a tranquil setting ideal for relaxation or entertaining.

This property offers a wonderful balance of comfort, style, and practicality in a desirable residential location—an excellent opportunity not to be missed.

Whinfield Close, Bishopsgarth, Stockton-On-Tees, TS19 8UA

3 Bed - House - Semi-Detached

Offers Over £175,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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Entrance Porch
Side entrance door, double glazed front and side windows.

Entrance Hallway
Entrance door, stairs to upper and radiator.

Lounge
Front double glazed window, flooring, open plan to dining room and radiator.

Diner
Flooring, radiator and double glazed doors to rear garden.

Kitchen
Side double glazed window, flooring, wall and base units.

Landing
Carpet flooring, side double glazed window and loft access.

Bathroom
Rear double glazed window, bath, over head shower, w/c, wash hand basin and extractor fan.

Bedroom
Rear double glazed window, carpet flooring and radiator.

Bedroom
Front double glazed window, carpet flooring and radiator.

Bedroom
Front double glazed window, carpet flooring and radiator.



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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 69 | |
| (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 |

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

