



This well-presented property enjoys an excellent location, conveniently positioned close to local shops, amenities, and Stockton Town Centre. The beautiful Ropner Park is also just a short distance away, providing a peaceful outdoor space to enjoy.

Ideal for first-time buyers or investors seeking a strong rental return, this spacious home offers well-proportioned living accommodation throughout. The ground floor features an inviting entrance hallway, a comfortable lounge, and a bright, open-plan fitted kitchen with ample space for dining. A delightful conservatory to the rear adds an extra living area, perfect for relaxing or entertaining.

To the first floor, there are three good-sized bedrooms and a modern family bathroom, complete with both a bath and a separate shower cubicle.

Externally, the property benefits from a generous, low-maintenance rear garden—ideal for outdoor enjoyment—and convenient on-street parking to the front.

**Zetland Road, Stockton-on-Tees, TS19 0EQ**

**3 Bed - House - Semi-Detached**

**Offers Over £85,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Zetland Road, Stockton-on-Tees, TS19 0EQ

- Entrance Hallway
- Lounge
- Kitchen
- Conservatory
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- External



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			
(69-80) C			
(55-68) D		59	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		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

