



Located within a popular residential area of Stockton-on-Tees, this well-presented four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an excellent choice for families and professionals alike. The property is conveniently situated close to a variety of local amenities, well-regarded schools, and excellent transport links.

The ground floor briefly comprises a welcoming entrance hallway, a convenient WC, and a generous kitchen/dining room providing an ideal space for everyday family living and entertaining.

To the first floor is a bright and spacious lounge, a well-proportioned bedroom, and a modern family bathroom. The second floor offers three further bedrooms, including a principal bedroom with access to a Jack and Jill en-suite, providing added convenience for family living.

Externally, the property benefits from ample off-street parking to the front via a private driveway leading to an integral garage. To the rear, there is an enclosed garden, offering a pleasant space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, layout, and convenient location this fantastic home has to offer.

Nightingale Drive, Stockton-On-Tees, TS19 8PG

4 Bed - House - Townhouse

£174,950

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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ENTRANCE HALLWAY

Entrance door, radiator, stairs to first floor.

CLOAKROOM/WC

KITCHEN/DINER

13'5" x 14'11" (4.09m x 4.55m)

uPVC door to rear access, oven, hob, extractor fan, washing machine, wall and base units, sink and drainer, radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING

Stairs to second floor landing

LOUNGE

14'10" x 11'3" (4.52m x 3.43m)

Two double glazed windows to rear aspect, radiator.

BEDROOM ONE

13'1" x 10'3" (3.99m x 3.12m)

Double glazed window to front aspect, radiator, fitted wardrobes.

BATHROOM

Bath, wash hand basin, WC, radiator, extractor fan.

SECOND FLOOR LANDING

BEDROOM TWO

13'11" x 8'2" (4.24m x 2.49m)

Double glazed window to rear aspect, radiator.

JACK AND JILL EN SUITE

Shower cubicle, wash hand basin, WC, radiator, extractor fan.

BEDROOM THREE

14'11" x 9' (4.55m x 2.74m)

Double glazed window to front aspect with Juliet balcony, radiator.

BEDROOM FOUR

6' x 10'6" (1.83m x 3.20m)

Double glazed window to rear aspect, radiator.

EXTERNAL

Driveway and integral garage to front providing parking. Rear garden laid to lawn.



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		76	81
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. 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.

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