



This beautifully presented property has just come to market and boasts a high-quality finish throughout. Ideally located, it sits within easy reach of local amenities, well-regarded schools, and North Tees Hospital.

The ground floor features an inviting entrance hallway, a convenient cloakroom, a modern fitted kitchen, and a spacious, cosy lounge positioned at the rear of the home with views over the garden.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The master bedroom benefits from its own ensuite,.

Externally, the property enjoys a generous rear garden laid to lawn with a dedicated seating area, perfect for outdoor relaxation. To the front, a private driveway provides off-street parking.

**Greenfield Way, Stockton-On-Tees, TS19 9FA**

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

**£190,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS

# Greenfield Way, Stockton-On-Tees, TS19 9FA



## Entrance Hallway

Entrance door, flooring and 1 x radiator.

## Lounge

Rear double glazed doors, flooring, radiators and double glazed window.

## Kitchen

1 x front double glazed window, 1 x radiator and flooring.

## Landing

Carpet flooring and loft access.

## Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

## Ensuite

1 x front double glazed window, heat towel rail, wash hand basin and w/c.

## Bedroom

1 x rear double glazed window, 1 x radiator and carpet flooring.

## Bedroom

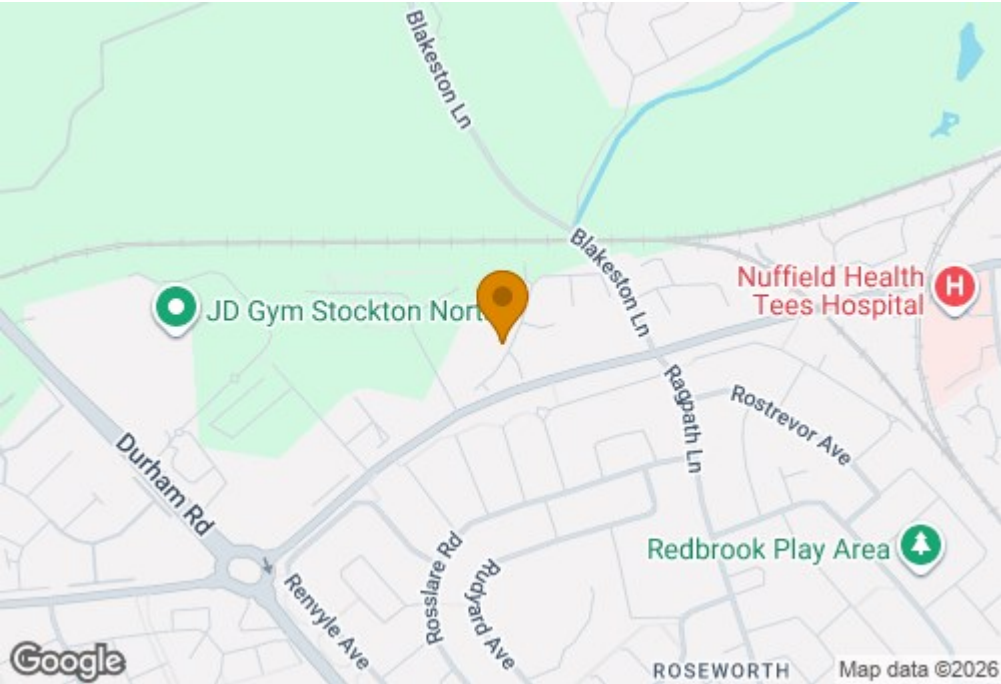
1 x rear double glazed window, 1 x radiator and carpet flooring.

## External

Generous rear garden, laid to lawn, patio seating area and driveway parking to the front of the property.

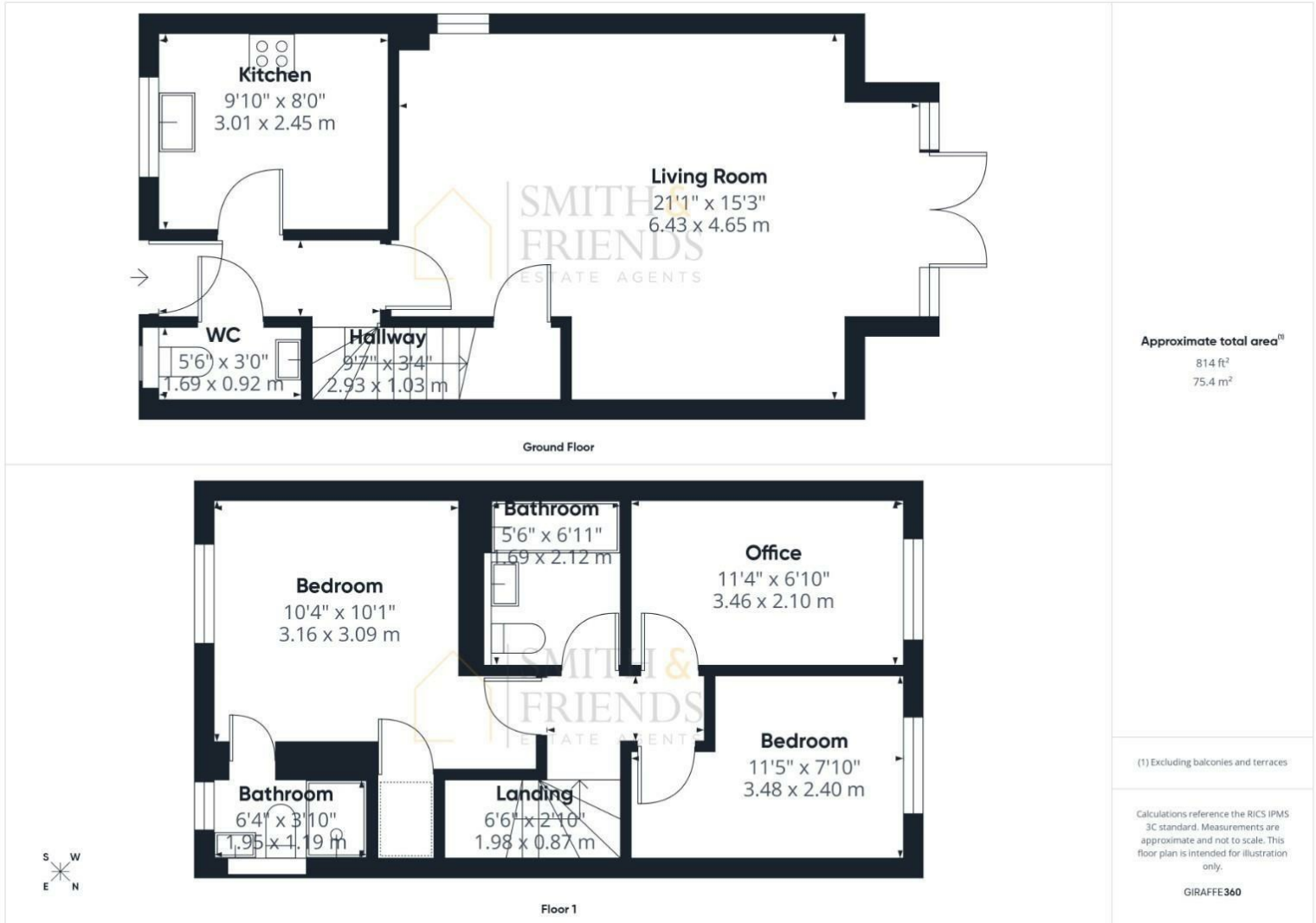


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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