



This beautifully presented and significantly improved three-bedroom semi-detached home is situated on a popular modern development and must be viewed internally to be fully appreciated. Offering deceptively spacious accommodation, the property benefits from gas central heating and uPVC double glazing throughout.

The well-appointed layout briefly comprises an entrance hall, ground floor cloakroom/WC, a spacious lounge, and a luxury fitted kitchen with integrated appliances, leading into a superb uPVC conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary bathroom/WC fitted with a white suite.

Externally, the property features an open plan front garden with off-road parking for two vehicles. To the rear is an enclosed, attractively landscaped, low-maintenance garden providing an ideal space for relaxing and entertaining during the warmer months.

Conveniently located within walking distance of local shops, schools, University Hospital of North Tees, and regular bus services to Stockton Town Centre, this is an excellent opportunity for a range of buyers.

**George Stephenson Boulevard, Hardwick, Stockton-On-Tees, TS19**

**8GD**

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

**£149,950**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



# George Stephenson Boulevard, Stockton-On-Tees, TS19 8GD

## ENTRANCE HALL

3'9" x 5'7" (1.14m x 1.70m)  
Double glazed front entrance door, storage cupboard, radiator, doors to cloakroom/WC and lounge.

## CLOAKROOM/WC

2'9" x 5'7" (0.84m x 1.70m)  
Double glazed window to front aspect, wash hand basin, WC, tiled flooring, radiator.

## LOUNGE

14'10" x 15'7" (4.52m x 4.75m)  
Double glazed window to front aspect, radiator, stairs to upper level, door into kitchen/dining room.

## KITCHEN/DINING ROOM

14'10" x 15'7" (4.52m x 4.75m)  
Double glazed window to rear aspect, double glazed french doors leading to the conservatory, wall and base units, single drainer stainless steel sink unit with mixer tap. Built in chrome oven and chrome hob with chrome extractor hood above. Integrated automatic washing machine and fridge/ freezer. Concealed wall mounted gas boiler providing hot water and central heating. Built in storage cupboard, radiator and tiled flooring.

## CONSERVATORY

10'4" x 8'8" (3.15m x 2.64m)  
Brick and uPVC conservatory, tiled flooring, underfloor heating, double glazed French doors leading to the rear garden.

## LANDING

6'1" x 7'10" (1.85m x 2.39m)  
Double glazed window to side aspect, access to a part boarded loft with ladder, electric light and power point.

## BEDROOM ONE

8'5" x 13'2" (2.57m x 4.01m)  
Double glazed window to front aspect, radiator.

## BEDROOM TWO

8'5" x 10'7" (2.57m x 3.23m)  
Double glazed window to rear aspect, radiator.

## BEDROOM THREE

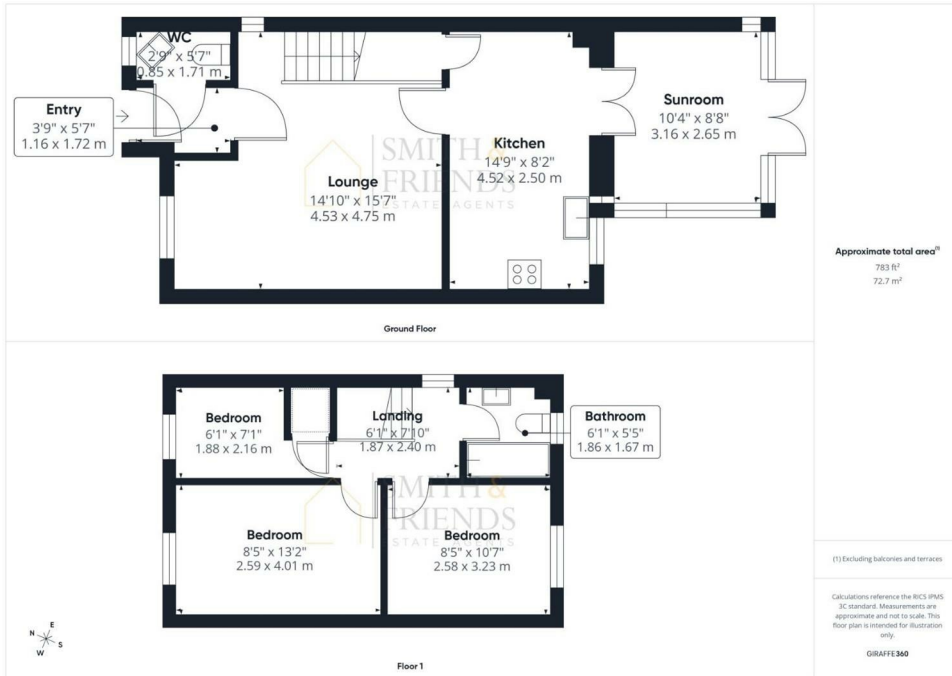
6'1" x 7'1" (1.85m x 2.16m)  
Double glazed window to front aspect, built-in storage cupboard, radiator.

## BATHROOM/WC

6'1" x 5'5" (1.85m x 1.65m)  
Double glazed window to rear aspect, bath with fitted shower screen and wall mounted shower over, wash hand basin, WC, tiled splash back surrounds, extractor fan, radiator.

## OUTSIDE

Open plan front garden providing two off road car parking spaces and paved footpath with external light. Timber gate and side access to rear garden. Low maintenance rear garden, water tap, external light and timber garden shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(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

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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