







An excellent opportunity to acquire this well-presented three-bedroom semi-detached home, ideally suited to a first-time buyer, young couple or growing family. Occupying a pleasant position within a popular residential development, the property is conveniently placed for a range of local amenities and offers modern, well-planned accommodation with an attractive open-plan feel to the ground floor.

The accommodation is entered via a welcoming hallway which provides access to a useful ground floor cloakroom/WC and storage cupboard. The heart of the home is the impressive open-plan kitchen and dining area, fitted with a contemporary range of units and complemented by a selection of integrated appliances, providing an excellent space for everyday dining and entertaining.

To the rear of the property is a comfortable and inviting lounge, enjoying an attractive outlook over the rear garden and providing direct access to the outside, allowing the living space to flow naturally into the garden during the warmer months.

The first floor offers three well-proportioned bedrooms, making the property ideal for family requirements or those looking for additional space to work from home. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by the family bathroom.

Externally, the property continues to impress. The rear garden has been finished to an excellent standard, with a generous lawn providing plenty of space for children and pets, together with a dedicated patio seating area ideal for outdoor dining and entertaining. To the front, a private driveway provides useful off-street parking, with additional visitor parking available nearby. To the rear is an external light, waterproof electric sockets and an outside water tap.

A modern and attractive home offering a combination of practical family accommodation, stylish open-plan living and excellent outside space..

Pilkington Close, Stockton-On-Tees, TS19 8FX

3 Bedroom - House - Semi-Detached

£189,950

EPC Rating: B

Tenure: Freehold

Council Tax Band: C

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ENTRANCE

CLOAKROOM/WC
Wash hand basin, WC flooring, radiator.

OPEN PLAN LOUNGE
Bi-folding double glazed doors to rear aspect, flooring, storage cupboard, radiator.

KITCHEN
Flooring, stairs to upper level.

LANDING
Double glazed window to side aspect, radiator, carpet, storage cupboard.

BEDROOM ONE
Double glazed window to rear aspect, radiator, carpet.

BEDROOM TWO
Double glazed window to front aspect, radiator, carpet.

BEDROOM THREE
Double glazed window to rear aspect, carpet, radiator.

BATHROOM
Double glazed window to front aspect, bath, shower, wash hand basin, WC, partly tiled, radiator.











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Ground Floor



Floor 1

Approximate total area(1)
814 ft²
75.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. We 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.

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