This well-presented and thoughtfully designed property is an ideal opportunity for first-time buyers looking for a stylish and comfortable home. Recently brought to the market, the property has been maintained to a high standard throughout, offering modern living spaces and a practical layout that suits both everyday living and entertaining.

Upon entering the home, you are welcomed into a bright and contemporary kitchen that provides ample storage and workspace, making it both functional and inviting. The ground floor also benefits from a convenient cloakroom and a spacious lounge located at the rear of the property. This attractive living area is filled with natural light and features impressive bi-fold doors that open directly onto the beautifully maintained rear garden, creating a seamless connection between indoor and outdoor living—perfect for relaxing, entertaining guests, or enjoying family time.

The first floor comprises two well-proportioned bedrooms. The main bedroom features fitted wardrobes, offering excellent storage while maintaining a clean and modern feel. The second bedroom is also generously sized and suitable for a variety of uses such as a guest room, nursery, or home office. Completing the upper level is a stylish, modern bathroom fitted with contemporary fixtures and finished to a high standard.

Externally, the property continues to impress. To the front, there is a private driveway providing ample off-street parking. The rear garden is a particularly attractive feature of the home, offering a pleasant outdoor space that is ideal for relaxing, gardening, or outdoor dining.

The property is located within a quiet cul-de-sac on a popular residential development, providing a peaceful and family-friendly environment. The home enjoys an open outlook to the front and is not directly overlooked, with a children's play area situated nearby—an ideal feature for families.

Watering Drive, Stockton-On-Tees, TS19 8GG

2 Bed - House - Semi-Detached

£170,000

EPC Rating: B

Council Tax Band: B

Tenure: Freehold

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KITCHEN
Front entrance door, double glazed window to front aspect, radiator, flooring, electric hob, stairs to upper level, spot lights. Integrated fridge freezer and washing machine..

CLOAKROOM/WC
Wash hand basin, WC, flooring, radiator, spot lights, extractor fan.

LOUNGE
Double glazed bi-fold doors, flooring, radiator, stairs to upper level.

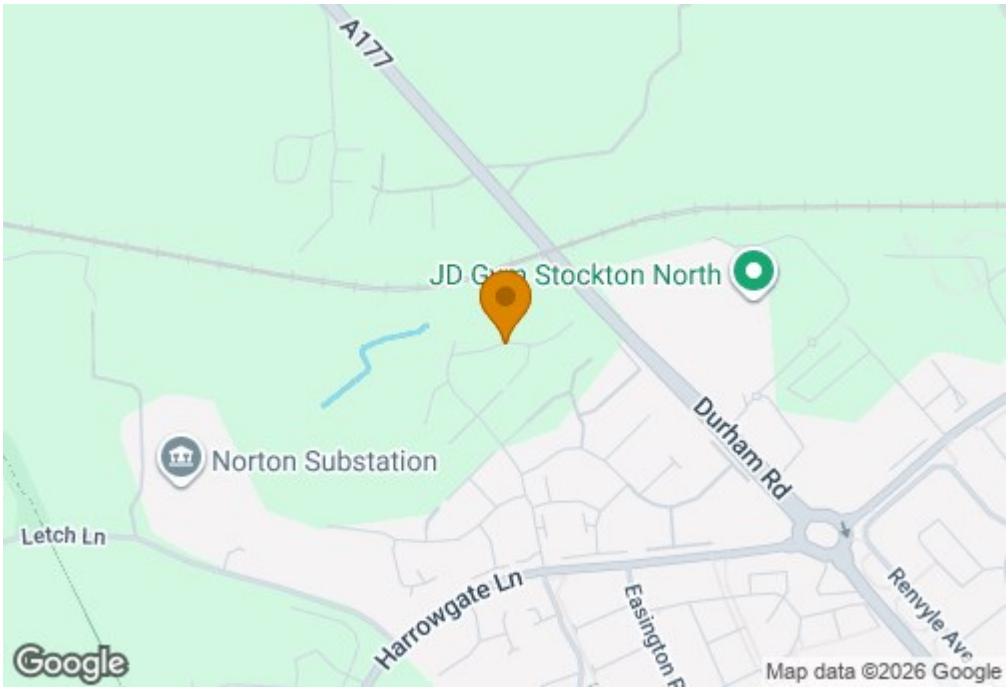
LANDING
Carpet flooring, loft access.

BEDROOM ONE
Two double glazed windows to front aspect, carpet, fitted wardrobes, radiator.

BEDROOM TWO
Double glazed window to rear aspect, radiator, carpet, storage cupboard.

BATHROOM
Bath with shower over, wash hand basin, WC, double glazed window, tiled walls, flooring, heated towel rail.

Watering Drive, Stockton-On-Tees, TS19 8GG



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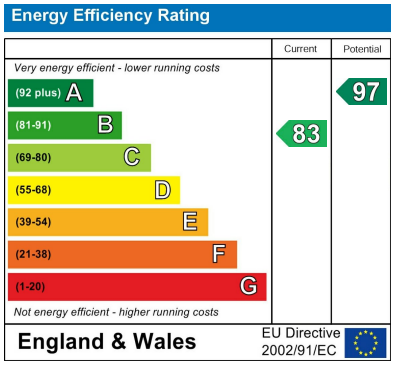

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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