



Located off Junction Road, Stockton this property would be the ideal purchase for a first time buyer as it is ready to move straight into. Comprising of an entrance hallway, cloakroom, lounge and a modern kitchen/diner on the ground floor. The upper level offers two double bedrooms, bathroom and loft access. External: French doors leading out to the SOUTH FACING rear garden, mainly laid to lawn with a patio/seating area and side gated access. Double parking bays to the front of the property. Location: Close to Norton High Street, shops and local amenities. A19 North & South is ideal for commutes. Please call Smith & Friends to arrange a viewing.

Spencer Drive, Stockton-On-Tees, TS20 1FG

2 Bed - House - End Terrace

Offers Over £165,000

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

3'5 x 8'11 (1.04m x 2.72m)

Double glazed front door, radiator, carpet flooring and stairs to upper level.

CLOAKROOM

2'10 x 4'9 (0.86m x 1.45m)

Double glazed window to front aspect, radiator, wash hand basin and WC.

LOUNGE

9'4 x 15' (2.84m x 4.57m)

Double glazed window to front aspect, radiator, carpets and storage cupboard.

KITCHEN

12'7 x 8'1 (3.84m x 2.46m)

Double glazed door to rear leading to rear garden, double glazed window to rear aspect, integrated fridge/freezer and gas hob.

LANDING

3'6 x 6'3 (1.07m x 1.91m)

Carpet flooring

BEDROOM

12'9 x 8'5 (3.89m x 2.57m)

Two double glazed windows to front aspect, carpet, radiator and storage cupboard.

BEDROOM

12'6 x 8' (3.81m x 2.44m)

Double glazed window to rear aspect, loft access, carpet and radiator.

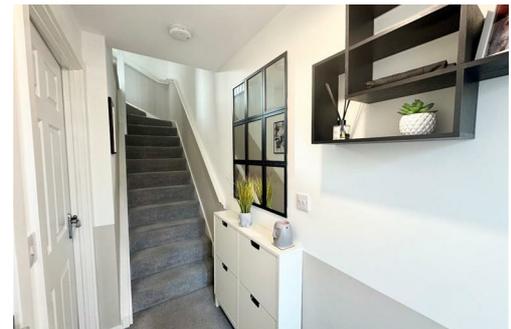
BATHROOM

5'7 x 6'3 (1.70m x 1.91m)

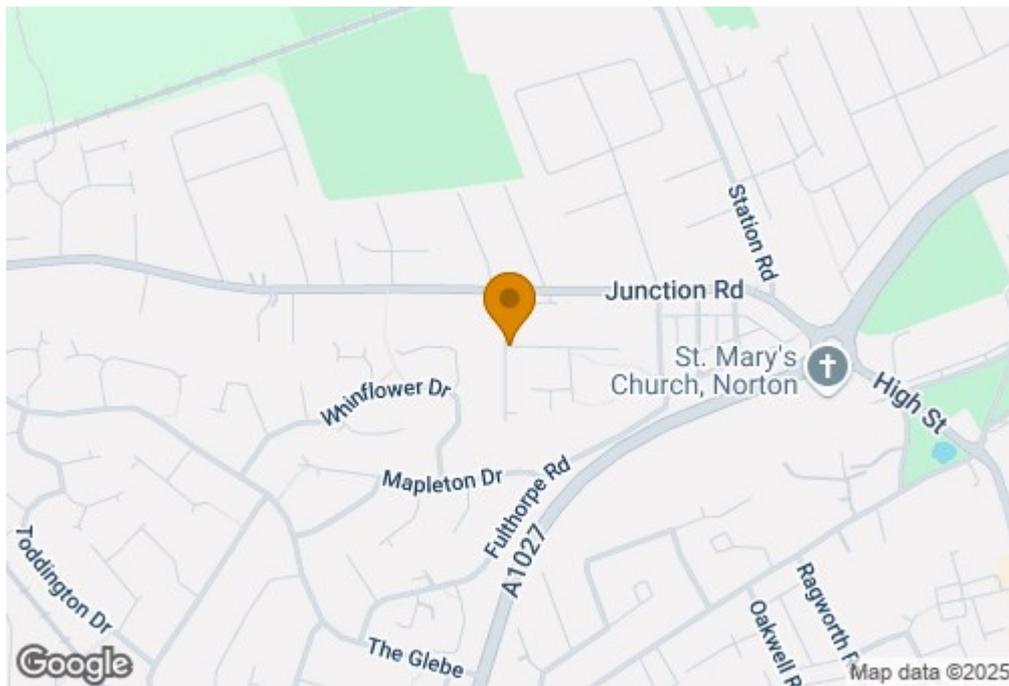
Bath, shower, wash hand basin, WC, tiling, double glazed window to side aspect, heated towel rail, extractor fan and double glazed window to side aspect.

OUTSIDE

Enclosed south facing rear garden which is mainly laid to lawn. Double parking bay to the front.



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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			97
(92 plus) A			
(81-91) B		83	
(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	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

