



This beautifully presented nearly new (2023) semi-detached home offers stylish, energy-efficient living and is perfectly suited to first-time buyers. The property enjoys an open outlook to the front overlooking green space, creating a sense of privacy.

Upon entering, you are welcomed into a bright and modern kitchen, fitted with a range of modern units and integrated appliances including fridge freezer, washing machine and oven, along with an electric hob. The home benefits from LVT flooring adding both durability and a high-quality finish throughout the ground floor. A convenient cloakroom/WC also provides useful storage space for coats and shoes.

To the rear, the property opens into a spacious lounge, flooded with natural light from impressive bi-fold doors that lead directly onto the garden. This creates a seamless indoor-outdoor living space, ideal for entertaining, socialising or relaxing.

Externally, the home continues to impress. The landscaped rear garden has been thoughtfully designed with low maintenance in mind, featuring a planter for added privacy and to brighten up the space. Stonework has been added for drainage. Additional benefits include side access with space for bins and a shed.

Upstairs, there are two well-proportioned bedrooms. The main bedroom features fitted wardrobes and enjoys the open front outlook, while the second bedroom is ideal as a guest room, nursery, or home office. The modern bathroom is finished to a high standard and includes a bath with shower over and heated towel rail.

To the front, a double driveway provides off-street parking for two vehicles.

The location offers excellent access to local woodlands, shops, restaurants, and petrol stations, while also being close to a nearby children's play area making it ideal for a range of buyers.

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

2 Bed - House - Semi-Detached

£165,000

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

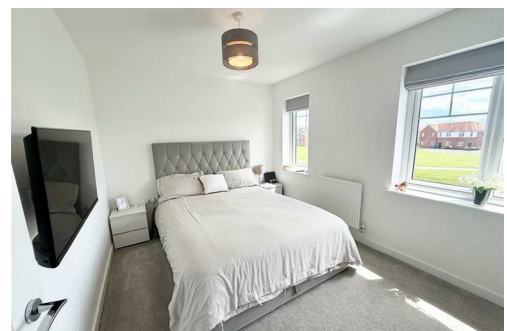
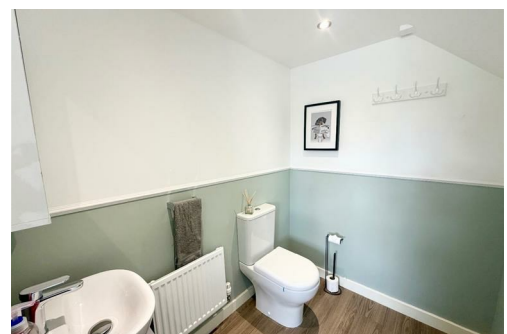
Two double glazed windows to front aspect, carpet, fitted wardrobes, radiator.

BEDROOM TWO

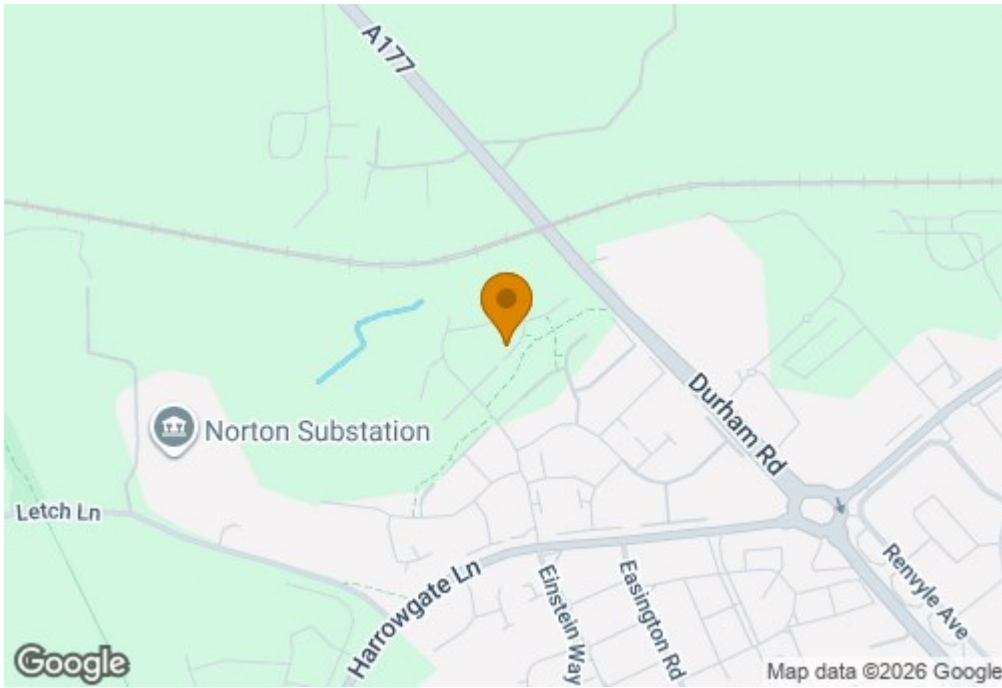
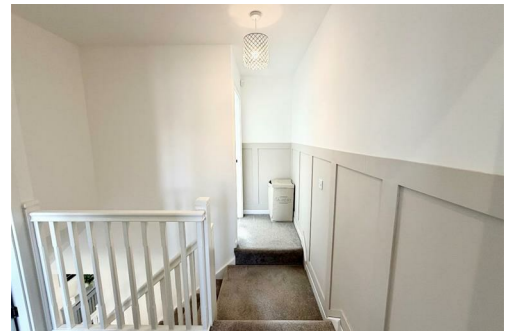
Double glazed window to rear aspect, radiator, carpet, storage cupboard.

BATHROOM

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



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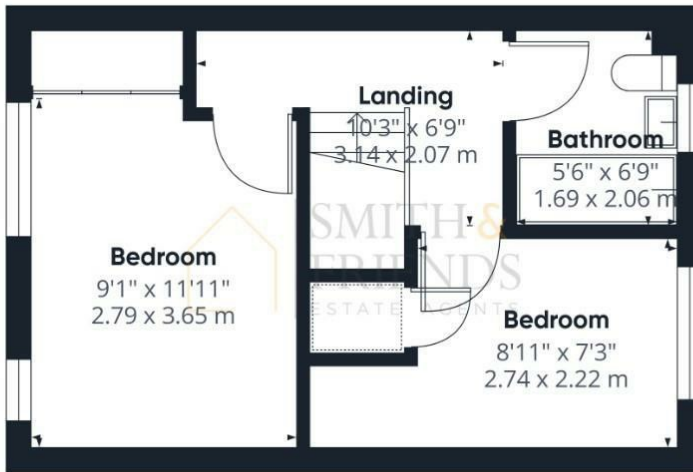


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
596 ft²
55.3 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.

GIRAFFE360

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) A			97
(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	

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