



This property is all about space, offering generous accommodation throughout and an excellent opportunity for a wide range of buyers. Coming to the market with no forward chain and vacant possession, it allows for a smooth and straightforward purchase. Having been thoughtfully extended, the home is ideally suited to a growing family or an ambitious first-time buyer looking for a property that offers both comfort and flexibility.

The accommodation briefly comprises a welcoming entrance hallway leading through to a spacious lounge, perfect for everyday living and relaxation. The modern kitchen is well-appointed and an archway that opens seamlessly into the extension, currently used as a dining room, creating a fantastic social space ideal for family meals or entertaining guests.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable living space for all occupants.

Externally, the home continues to impress with a garage, ample off-street parking, and a low-maintenance rear garden, ideal for those seeking outdoor space without the burden of extensive upkeep.

Location:

The property is conveniently situated close to a range of local shops, schools, and amenities, with Norton High Street just a short drive away, offering further retail, dining, and leisure options.

Lilac Road, Stockton-On-Tees, TS19 0JQ
3 Bed - House - Semi-Detached
Offers Over £140,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



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ENTRANCE HALLWAY

uPVC front door, laminate flooring, radiator, storage cupboard, under stairs cupboard, stairs to upper level.

LOUNGE

Double glazed patio doors to rear aspect, double glazed window to front aspect, laminate flooring, fire and surround, radiator.

DINER

Double glazed patio doors to side aspect, double glazed window to front aspect, flooring, radiator.

KITCHEN

Two double glazed windows to side aspect, archway to dining room, tiled flooring, electric hob, coved ceiling, radiator.

LANDING

Double glazed window to front aspect, carpet, loft access.

BEDROOM ONE

Double glazed window to rear aspect, carpet flooring, radiator, two storage cupboards.

BEDROOM TWO

Double glazed window to rear aspect, laminate flooring, radiator.

BEDROOM THREE

Double glazed window to front aspect, radiator, laminate flooring.

BATHROOM

Fully tiled bathroom, double glazed window to front aspect, laminate flooring, bath with shower over, wash hand basin, WC, radiator.



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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | | |
| | 65 | 73 |