



A wonderful opportunity to purchase this three-bedroom detached home, ideally situated in a quiet cul-de-sac.

This well-presented property offers spacious and versatile accommodation, making it an excellent choice for families or anyone seeking comfortable modern living.

Ground Floor:

The layout comprises an inviting entrance hallway, a bright and airy lounge, a separate dining room, a modern fitted kitchen, a cloakroom, and a useful utility room.

First Floor:

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, along with a stylish family bathroom.

External:

The property benefits from an enclosed, well-maintained rear garden, a garage, and driveway parking.

Melrose Drive, Stockton-On-Tees, TS18 3UE

3 Bed - House - Detached

£220,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



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ENTRANCE
Front door, flooring.

LOUNGE
Flooring, fire and surround, radiator, double glazed window to front aspect, coved ceiling.

DINING ROOM
Double glazed patio doors to rear, carpet, radiator, coved ceiling, tiled flooring, door to side aspect, boiler, stairs to upper level.

KITCHEN
Tiled flooring, radiator, double glazed window to rear aspect.

LANDING
Carpet, loft access, airing cupboard.

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

EN SUITE
Shower, wash hand basin, WC, double glazed window to rear aspect.

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

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

BATHROOM
Partly tiled, tiled flooring, wash hand basin, WC, radiator, double glazed window to side aspect.

EXTERNAL
Rear garden which is laid to lawn, patio area.

GARAGE
Power and lighting.



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		78
(55-68)	D	67	
(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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