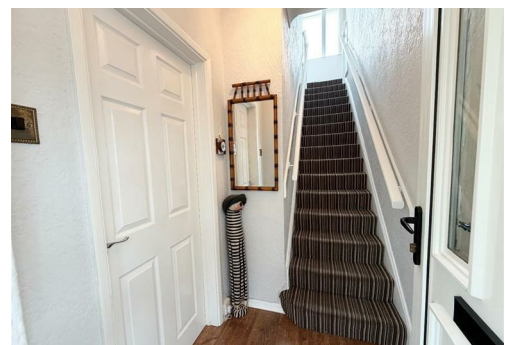
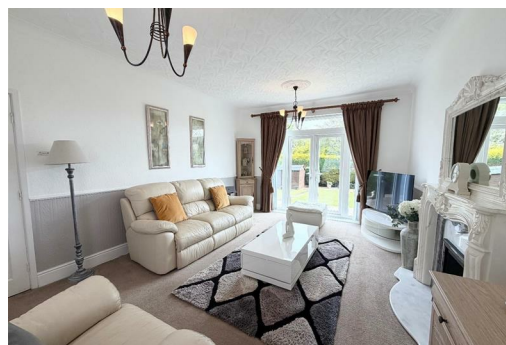




The property is beautifully presented throughout and situated in a highly sought-after residential area, offering spacious and versatile accommodation ideal for modern family living.

The ground floor briefly comprises an inviting entrance porch leading into a welcoming hallway, two well-proportioned reception rooms, and a bright and spacious main lounge featuring French doors that open directly onto the rear garden, creating an excellent space for both relaxing and entertaining. To the rear of the property is a modern fitted kitchen with ample storage and workspace.

To the first floor, there are three generously sized bedrooms, all benefiting from useful storage space, along with a contemporary family bathroom fitted with a bath and a separate shower cubicle.

Externally, the property offers ample off-road parking via a generous driveway to the front. To the rear is a private enclosed garden which is not overlooked, providing an excellent outdoor space for families and entertaining alike.

The property is offered to the market with no forward chain, making it an ideal opportunity for buyers seeking a smooth and straightforward purchase.

Spennithorne Road, Stockton-On-Tees, TS18 4JW

3 Bedroom - House - Semi-Detached

Offers Over £160,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



Spennithorne Road, Stockton-On-Tees, TS18 4JW



ENTRANCE PORCH

Double glazed entrance door, double glazed windows.

ENTRANCE HALLWAY

uPVC front entrance door, flooring, coved ceiling, radiator, stairs to upper level.

LOUNGE

Double glazed window to front aspect, French doors, carpet, fire and surround, coved ceiling.

SECOND RECEPTION ROOM

Double glazed window to front aspect, flooring, coved ceiling, access to kitchen.

LOBBY

Double glazed door to rear aspect, flooring, storage.

KITCHEN

Partly tiled kitchen, double glazed window to rear aspect, flooring, radiator, access into second reception room, electric hob.

LANDING

Double glazed window to rear aspect, carpet, loft access, coved ceiling.

BEDROOM ONE

Double glazed window to front aspect, flooring, coved ceiling, radiator, storage cupboard.

BEDROOM TWO

Double glazed window to front aspect, radiator, two storage cupboards. flooring, coved ceiling, built-in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect, radiator, flooring, coved ceiling.

BATHROOM

Bath, walk-in shower cubicle, wash hand basin, WC, tiled flooring, double glazed window to rear aspect, partly tiled, coved ceiling, radiator.



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Ground Floor



Floor 1

Approximate total area[®]
896 ft²
83.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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. We 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		
(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

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