







An excellent opportunity for first-time buyers, this attractive two-bedroom semi-detached home is ideally situated close to a range of local amenities, schools, transport links, and everyday conveniences.

Beautifully presented throughout, the property offers comfortable and modern living accommodation. The welcoming lounge provides a cosy and relaxing space, enhanced by a stylish feature inset fireplace, creating a warm focal point for the room.

To the rear of the property, the spacious kitchen/diner is perfect for both everyday family life and entertaining guests. Double patio doors open directly onto the rear garden, allowing plenty of natural light to flow through and creating a seamless connection between the indoor and outdoor living spaces.

The first floor comprises two well-proportioned double bedrooms and a contemporary family bathroom, all presented to a high standard.

A standout feature of this home is the impressive rear garden. Generously sized and ideal for families, gardening enthusiasts, or outdoor entertaining, the garden benefits from a decked seating area, perfect for enjoying the warmer months, along with a detached storage building providing useful additional space.

To the front of the property, there is a private driveway offering convenient off-street parking.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space, and excellent location this wonderful home has to offer.

Belmont Avenue, Stockton-On-Tees, TS19 0DX
2 Bed - House - Semi-Detached
£120,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold

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ENTRANCE HALLWAY
Front entrance door, flooring, stairs to upper level.

LOUNGE
Double glazed bay window to front aspect, flooring, coved ceiling, feature inset electric fire, full length wall radiator.

KITCHEN/DINER
Double glazed double doors to side aspect, double glazed window to rear aspect, tiled flooring, wall and base units.

LANDING
Carpet flooring, loft access.

BEDROOM ONE
Double glazed bay window to front aspect, flooring, radiator, double storage cupboard.

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

BATHROOM
Rolltop bath, shower, wash hand basin, WC, partly tiled, flooring, double glazed window to rear aspect.

EXTERNAL
Rear garden with a variety of trees and shrubs, decking area and detached out house.











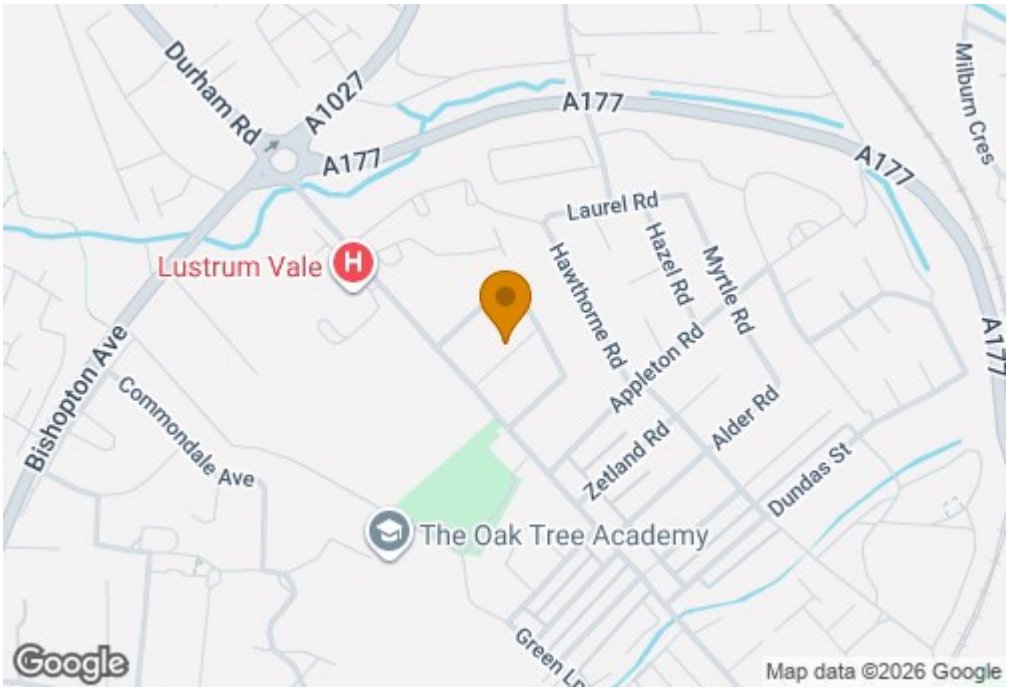
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Ground Floor



Floor 1

Approximate total area(1)

640 ft²

59.5 m²

Reduced headroom

1 ft²

0.1 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.

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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.

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