

This fantastic and deceptively spacious home has just come to the market and offers an excellent opportunity for families and first-time buyers alike. Occupying a generous plot, this well-presented three-bedroom semi-detached property benefits from a detached garage, ample outdoor space, and a highly convenient location.

The accommodation begins with a welcoming entrance hallway, leading through an attractive archway into a modern open-plan kitchen, dining, and living area. This bright and versatile space is ideal for both everyday family living and entertaining, with the lounge area positioned to the front of the property, creating a warm and inviting atmosphere.

To the first floor, the property offers two well-proportioned double bedrooms along with a comfortable single bedroom, making it ideal for growing families or those needing a home office. The family bathroom is fitted with a clean and stylish white suite, complete with both a bath and an overhead shower.

Externally, the property continues to impress. There is a detached garage, a gated pebbled driveway providing off-street parking, and well-maintained gardens to both the front and rear, offering excellent outdoor space for relaxation and recreation.

Ideally situated at the top of The Grove, the property is conveniently located close to a range of local amenities including supermarkets, reputable schools, and Norton High Street, making it perfectly positioned for modern living.

**Johnson Grove, Stockton-On-Tees, TS20 1BX**

**3 Bed - House - Semi-Detached**

**£155,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

# Johnson Grove, Stockton-On-Tees, TS20 1BX



## ENTRANCE HALLWAY

uPVC entrance door, double glazed window, stairs to upper level, archway into kitchen.

## LOUNGE

Double glazed window, radiator, carpet.

## KITCHEN/DINER

Double glazed window, flooring, boiler, radiator.

## LANDING

Carpet, loft access.

## BEDROOM ONE

Double glazed window, radiator, carpet.

## BEDROOM TWO

Double glazed window, radiator, carpet.

## BEDROOM THREE

Double glazed window, radiator, carpet.

## BATHROOM

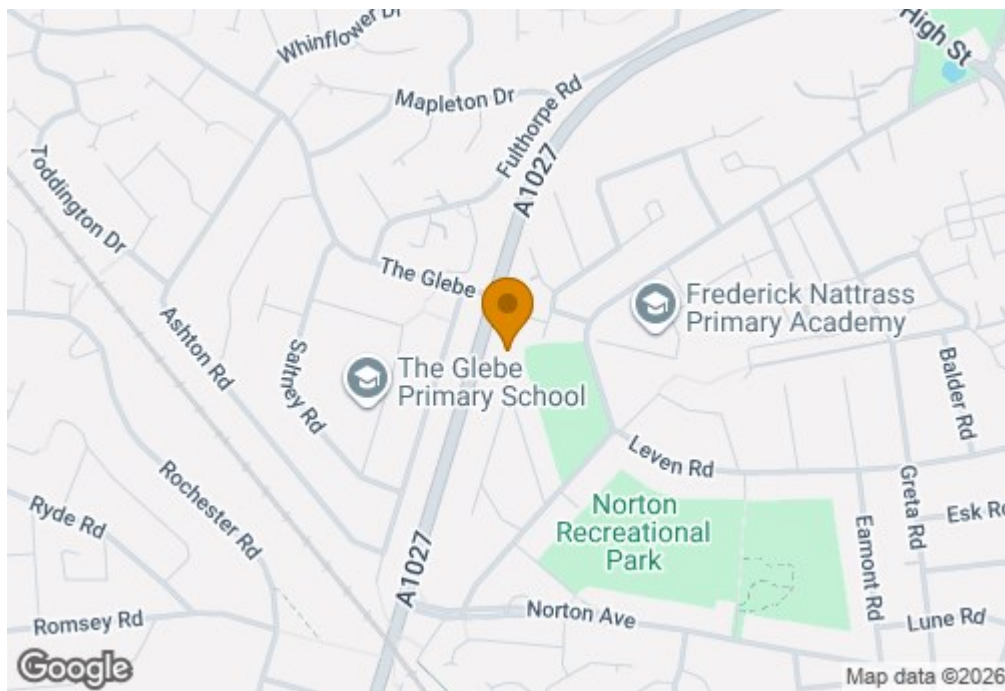
Bath, wash hand basin, WC, radiator, double glazed window.

## EXTERNALLY

Low maintenance front and rear gardens, pebbled driveway, detached garage.



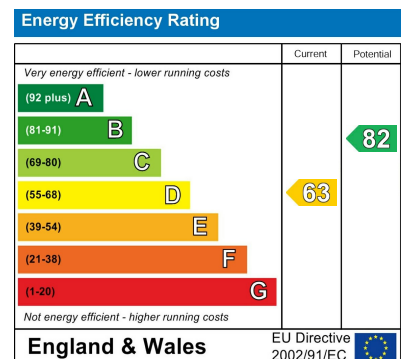
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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