



This attractive and exceptionally spacious semi-detached home has now come to the market and offers an abundance of features ideal for family living. Set back from the road, the property opens into a grand entrance hallway leading to three versatile reception rooms and a modern fitted kitchen with integrated washing machine and integrated dishwasher on the ground floor.

The upper level provides three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a generously sized split-level family bathroom complete with a bath and a separate power-shower cubicle.

Externally, the property continues to impress. The front offers ample parking with a generous courtyard area, as well as a garage that could easily be utilised as a gym or a multi-purpose room. The rear garden is designed over split levels, providing multiple seating and entertainment spaces, along with a charming summer house—perfect for relaxing or hosting guests.

Location: Ideally positioned close to Norton, North Tees Hospital, well-regarded schools, and a range of local amenities, this property represents an excellent purchase for families seeking convenience and comfort.

**Durham Road, Stockton-On-Tees, TS19 0PT**

**3 Bedroom - House - Semi-Detached**

**£230,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



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**ENTRANCE HALLWAY**

Front entrance door, flooring, radiator, under stairs cupboards, wall lights, covered ceiling.

**LOUNGE**

Double glazed window to front aspect, radiator, fire and surround, flooring, covered ceiling.

**DINING ROOM**

Double internal doors, flooring, double glazed window to rear aspect, wall lights.

**THIRD RECEPTION ROOM**

Double glazed patio doors to rear, radiator, flooring, covered ceiling, wall lights, double glazed window to side aspect.

**KITCHEN**

Gas hob, built-in oven and grill, tiled flooring with under floor heating, double glazed window to side aspect, uPVC double glazed door to side aspect.

**LANDING**

Wall lights, flooring, carpeted stairs, loft access.

**BEDROOM ONE**

Double glazed window to front aspect, radiator, fitted wardrobes, laminate flooring, spot lights, wall lights.

**BEDROOM TWO**

Double glazed window to rear aspect, flooring, radiator, fitted wardrobes.

**BEDROOM THREE**

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

**BATHROOM**

Split level bathroom, double glazed window to rear aspect, partly tiled, bath, shower cubicle, wash hand basin, WC, storage, heated towel rail.



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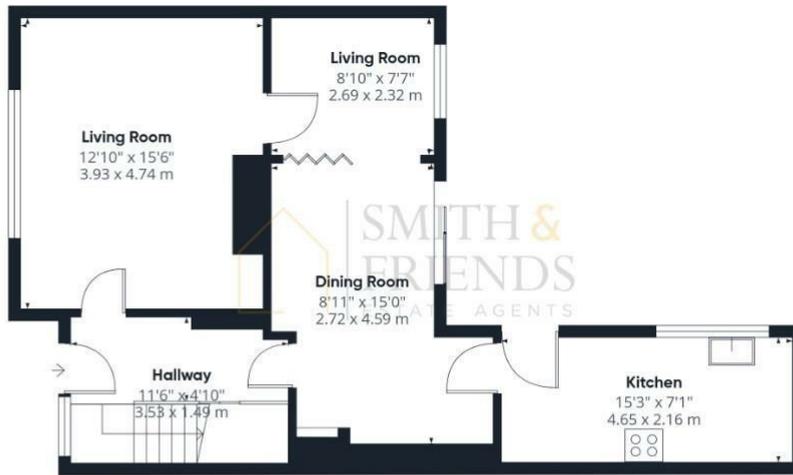


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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1088 ft<sup>2</sup>  
101.1 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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