



Public Notice
Address: 11 Nightingale Drive, Stockton, TS19 8PG
We are acting in the sale of the above property and have received an offer of £131,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 20/08/2026

For Sale – Three Bedroom Semi-Detached Home | No Forward Chain | Vacant Possession

Offered to the market with no forward chain and vacant possession, this well-presented three-bedroom semi-detached home provides an excellent opportunity for first-time buyers, growing families, or investors seeking a property

Nightingale Drive, Stockton-On-Tees, TS19 8PG
3 Bed - House - Semi-Detached
£135,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

Nightingale Drive, Stockton-On-Tees, TS19 8PG

- Hallway
15'11" x 3'1" (4.859 x 0.955)
Front entrance door and flooring.
- Cloakroom
5'1" x 2'11" (1.571 x 0.909)
Front double glazed window, w/c, wash hand basin and flooring.
- Kitchen/Diner
7'2" x 15'3" (2.199 x 4.653)
Front double glazed window, flooring, wall and bas units.
- Lounge
10'7" x 13'10" (3.229 x 4.239)
Rear double glazed doors and flooring.
- Landing
Carpet flooring and loft access.
- Bedroom
11'9" x 11'4" (3.602 x 3.466)
2 x front double glazed window, carpet flooring and fitted robes.
- Bedroom
7'3" x 9'7" (2.232 x 2.925)
Rear double glazed window and carpet flooring.
- Bedroom
7'7" x 6'4" (2.324 x 1.951)
Rear double glazed window and carpet flooring.
- Bathroom
6'6" x 5'6" (1.983 x 1.696)
Bath, w/c, wash hand basin and flooring.



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	72	80
(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	

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

