



Situated in a highly popular and convenient location, the property is within close proximity to local schools, shops, and a range of everyday amenities, ensuring practical and comfortable living.

Internally, the home has been thoughtfully extended to provide generous and versatile accommodation. The ground floor comprises a welcoming entrance hallway, a spacious lounge featuring internal doors leading through to the dining room, and an extended kitchen offering ample space for modern family living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms, all served by a family-sized bathroom. Externally, the property benefits from parking to the front, while to the rear there is a pleasant garden featuring both a decking area—ideal for outdoor seating and entertaining—and a lawn area, perfect for families or relaxation. Early viewing is highly recommended to fully appreciate all this property has to offer.

**Oxbridge Avenue, Stockton-On-Tees, TS18 4JF**

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

**£140,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**





# Oxbridge Avenue, Stockton-On-Tees, TS18 4JF

## HALLWAY

6'5" x 13'0" (1.959m x 3.975m)

## LOUNGE

15'1" x 12'5" (4.607m x 3.79m)

## DINER

9'6" x 9'10" (2.898m x 3.022m)

## KITCHEN

11'4" x 9'1" (to archway) (3.46m x 2.773m (to archway))

## EXTENSION

27'5" x 8'4" (8.375m x 2.564m)

## BATHROOM

5'4" x 7'4" (1.647m x 2.239m)

## BEDROOM ONE

12'0" x 13'4" (3.660m x 4.089m)

## BEDROOM TWO

9'0" x 11'11" (2.762m x 3.642m)

## BEDROOM THREE

9'5" x 8'1" (2.887m x 2.470m)



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	67	74
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. 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.

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