

This attractive property has recently come to the market and presents an ideal opportunity for first-time buyers or those seeking a home that is ready to move straight into. Thoughtfully designed and immaculately presented throughout, the home offers a comfortable and modern living environment.

The accommodation begins with a welcoming entrance hallway, leading to a convenient ground floor cloakroom. The spacious lounge provides a bright and relaxing space, perfect for everyday living or entertaining guests. To the rear of the property is a contemporary kitchen/diner, well-equipped and offering ample space for dining, making it the heart of the home.

To the first floor, the property boasts three generously sized bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish and modern family bathroom.

Externally, the property continues to impress with ample driveway parking located to the side. The rear garden is fully enclosed, well maintained, and primarily laid to lawn, complemented by a seating area ideal for outdoor dining and relaxation.

Situated on the popular Hill Drive, the property enjoys a convenient location within easy reach of Norton High Street, Stockton Town Centre, highly regarded schools, and a range of local amenities, making it a desirable choice for a wide range of buyers.

Hills Drive, Stockton-On-Tees, TS20 2GF

3 Bed - House - Semi-Detached

£150,000

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Hills Drive, Stockton-On-Tees, TS20 2GF



ENTRANCE HALLWAY

Front door, stairs to upper level, radiator.

CLOAKROOM/WC

Wash hand basin, WC, radiator, double glazed window.

LOUNGE

Double glazed windows to front and side aspects, carpet, radiator.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed double doors to rear aspect, radiator.

LANDING

Loft access, carpet, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect, radiator, carpet, fitted wardrobes.

EN SUITE

Double glazed window to side aspect, shower, wash hand basin, WC.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

BATHROOM

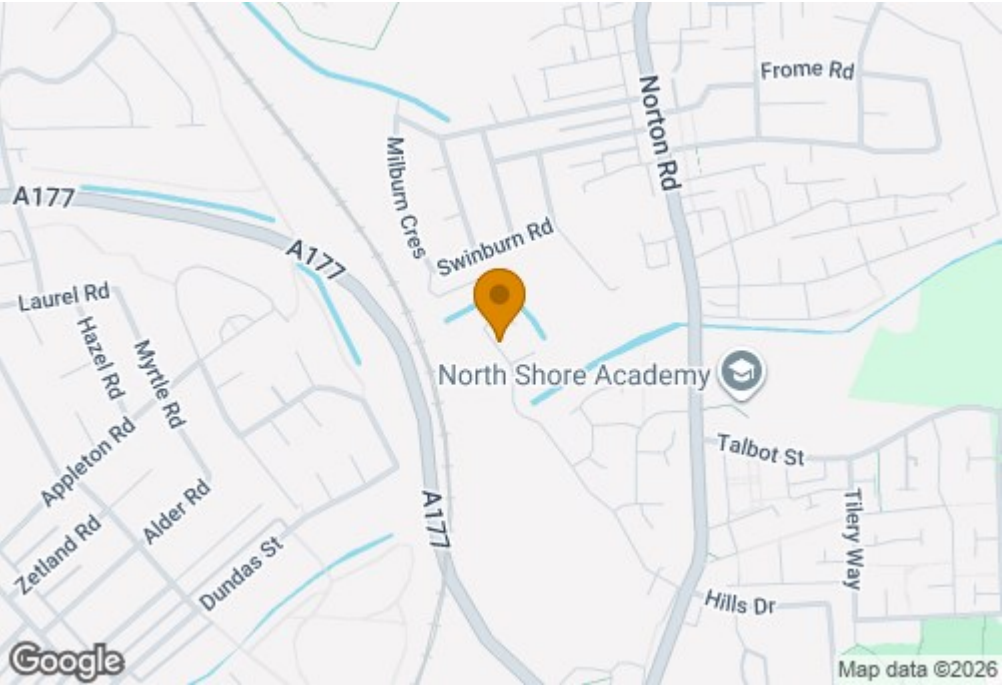
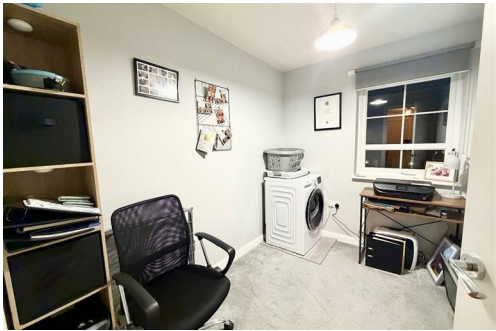
Bath, wash hand basin, WC, double glazed window to rear aspect.

EXTERNALLY

Double driveway providing parking, enclosed rear garden laid to lawn with patio area.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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

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