



This beautifully presented and fully refurbished property has been recently renovated to a high standard throughout and offers an exceptional opportunity to acquire a superb family home. Ideally positioned close to well-regarded schools, a range of local shops, Yarm High Street and everyday amenities, the location perfectly balances convenience with a pleasant residential setting.

Occupying a generous corner plot at the top of Leicester Way, the property is offered for sale with no forward chain and vacant possession, allowing for a smooth and straightforward purchase. No expense has been spared in the refurbishment, and the attention to detail is evident from the moment you step inside. The property also benefits from having a brand new boiler and new windows throughout.

The ground floor comprises a welcoming entrance hallway leading to a convenient cloakroom, a spacious and beautifully appointed lounge ideal for relaxing or entertaining, and a stunning modern kitchen/diner. The kitchen has been thoughtfully designed to provide both style and practicality, offering ample storage and workspace, as well as plenty of room for family dining and social gatherings.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each tastefully decorated and ready to move straight into. The contemporary family bathroom has been finished to a high specification and features a modern suite complete with both a bath and a shower.

Externally, the benefits of the corner plot are clear. The property enjoys access to a detached garage, a private driveway providing off-road parking, a superb patio seating area perfect for outdoor entertaining, and a well-maintained lawn offering space for children or pets to enjoy.

This is a truly turnkey home where the new owners can simply unpack and settle in without the need for any further work. Early viewing is highly recommended, as this impressive property is sure to exceed expectations.

**Leicester Way, Stockton-On-Tees, TS16 0LP**

**3 Bed - House - Detached**

**Offers In The Region Of £250,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Leicester Way, Stockton-On-Tees, TS16 0LP



## ENTRANCE HALLWAY

4'10 x 5'11 (1.47m x 1.80m)

Front entrance door, tiled flooring, full length wall radiator.

## CLOAKROOM/WC

4'2 x 5'3 (1.27m x 1.60m)

Double glazed window to side aspect, radiator, tiled flooring, vanity wash hand basin, WC.

## LOUNGE

15'9 x 12'10 (4.80m x 3.91m)

Double glazed window to front aspect, full length wall radiator, radiator, flooring, stairs to upper level.

## KITCHEN

15'8 x 8'4 (4.78m x 2.54m)

Double glazed window to rear and side aspects, side door to garden, tiled flooring, electric hob, full length wall radiator.

## LANDING

4'3 x 8'4 (1.30m x 2.54m)

Double glazed window to rear aspect, carpet.

## BEDROOM ONE

9'1 x 10' (2.77m x 3.05m)

Double glazed window to front aspect, radiator, carpet, storage cupboard, loft access.

## BEDROOM TWO

9'7 x 8'4 (2.92m x 2.54m)

Double glazed window to front aspect, radiator, carpet.

## BEDROOM THREE

6'5 x 7' (1.96m x 2.13m)

Double glazed window to rear aspect, radiator, carpet.

## BATHROOM

5'11 x 5'5 (1.80m x 1.65m)

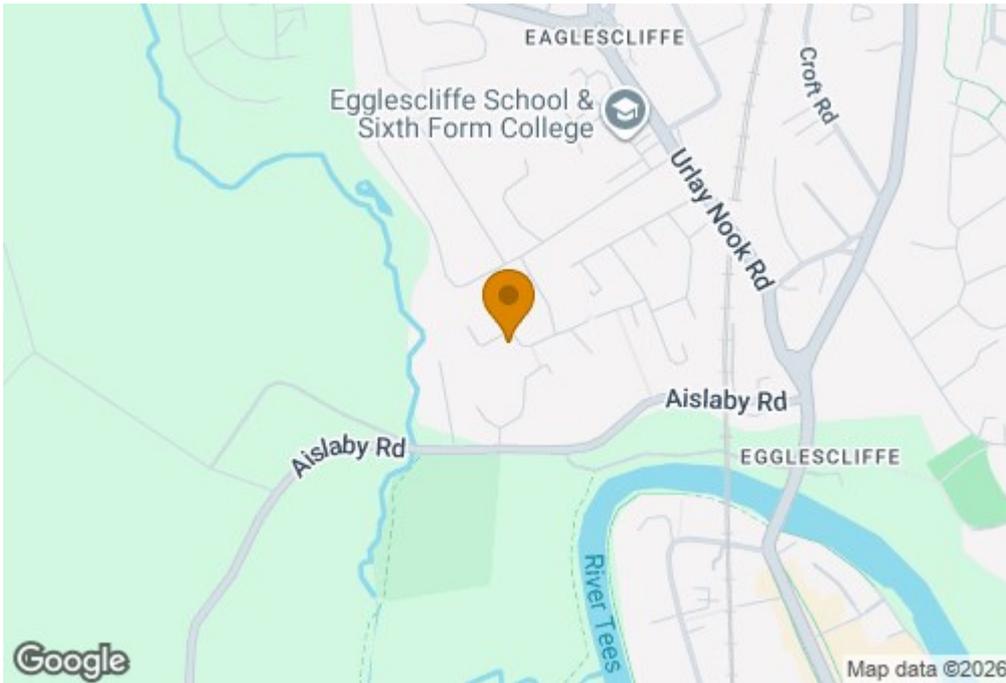
Bath, shower, vanity wash hand basin, WC, radiator, tiled flooring, double glazed window to rear aspect.

## OUTSIDE

Gardens to front and rear, driveway and detached garage.



Leicester Way, Stockton-On-Tees, TS16 0LP



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Leicester Way, Stockton-On-Tees, TS16 0LP



**Approximate total area<sup>(1)</sup>**  
 706 ft<sup>2</sup>  
 65.7 m<sup>2</sup>

**Reduced headroom**  
 10 ft<sup>2</sup>  
 0.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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. 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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

