



The ground floor features a bright and inviting lounge, providing a comfortable space for everyday living and entertaining. To the rear, the spacious kitchen diner offers ample room for family meals and social gatherings, with patio doors opening onto a generous rear garden, perfect for outdoor relaxation, children's play, or summer entertaining.

Upstairs, the property boasts three well-sized bedrooms, suitable for family living, guest accommodation, or home office space, together with a modern family bathroom.

Externally, the home benefits from a private driveway providing off-road parking for two vehicles, along with a garage offering additional storage or secure parking.

Situated within a sought-after residential area, conveniently located close to local amenities, reputable schools, and excellent transport links, this attractive home is sure to appeal to a wide range of buyers. Early viewing is strongly advised to fully appreciate the accommodation and potential available.

Please note: The property is leasehold. There are no service charges payable, and the ground rent is £50 per annum.

**Honey Way, Stockton-On-Tees, TS19 0JB**

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

**£100,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Leasehold**



# Honey Way, Stockton-On-Tees, TS19 0JB

Entrance Hallway

Lounge

11'6 x 12'9 (3.51m x 3.89m )

Flooring, radiator and double glazed window.

Kitchen/Diner

14'9 x 8'4 (4.50m x 2.54m)

Radiator, rear double glazed doors and window

Landing

Loft access, side double glazed window and storage.

Bedroom

10'11 x 8'4 (3.33m x 2.54m)

Radiator, built in robes, double glazed front window

Bedroom

7'8" x 9'10 (2.34m x 3.00m)

Radiator, double glazed rear window and storage window.

Bedroom

6'6" x 3'6" x 6'6" x 3'3" (2'11 x 2'01)

Radiator and double glazed rear window.

Bathroom

Low level w/c, wash hand basin bath, radiator and window to the front



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			88
(81-91) B			
(69-80) C		72	
(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

