



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 that is ready to move into.

Upon entering the property, you are welcomed by a bright entrance hallway, with attractive flooring continuing throughout the ground floor, creating a modern and cohesive feel. The accommodation comprises a convenient ground floor cloakroom/WC, together with a spacious kitchen/dining room offering ample space for family meals and entertaining. To the rear of the property is a comfortable and inviting lounge, benefiting from French doors that open directly onto the rear garden, allowing plenty of natural light to flood the room and creating an ideal indoor-outdoor living space.

To the first floor, the property offers three well-proportioned bedrooms, making it ideal for family living. The principal bedroom benefits from fitted wardrobes, providing excellent built-in storage, while the remaining bedrooms are served by a contemporary family bathroom.

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

**3 Bed - House**

**£135,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			

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