







An excellent opportunity for a first-time buyer, growing family or investor to purchase this well-presented THREE BEDROOM property, which has been lovingly cared for and maintained by the current owner. Ideally positioned within walking distance of North Tees Hospital, the property is also conveniently located for local schools, shops, bus routes and everyday amenities.

The accommodation offers a practical and well-designed layout, ideal for modern family living. Upon entering, a welcoming entrance hallway provides access to a useful ground floor cloakroom/WC. The modern open plan kitchen/diner creates a fantastic space for family meals and entertaining, with double doors opening directly onto the rear garden. To the front of the property is a bright and spacious lounge, featuring a full-length window which allows an abundance of natural light to fill the room.

To the first floor are THREE BEDROOMS, comprising two generously sized doubles and a further single bedroom, ideal as a child's bedroom, nursery or home office. A family bathroom completes the accommodation.

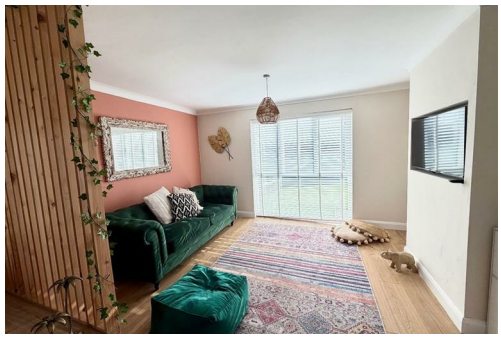
Offering comfortable living space in a convenient and popular residential location, this attractive home will appeal to a variety of purchasers. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

High Newham Road, Stockton-On-Tees, TS19 8QT
3 Bed - House - Terraced
£115,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

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Entrance Hallway
Flooring, storage cupboard, radiator, stairs to upper , coved ceiling and entrance front door.



Cloakroom
1 x front double glazed window, w/c, wash hand basin and flooring.

Kitchen/Diner
Flooring, rear double glazed window, open plan with dining room, spot lights, rear double glazed double doors and radiator.



Lounge
Full length front double glazed window, flooring and full length wall radiator.

Landing
Carpet flooring, storage cupboard and loft access.



Bathroom
Front double glazed window, tiled flooring, bath, dual shower, w/c and vanity wash hand basin.

Bedroom
Flooring, radiator and 1 x front double glazed window.



Bedroom
Carpet flooring, 1 x rear double glazed window and radiator.

Bedroom
Flooring, rear double glazed window, radiator and double storage cupboards.



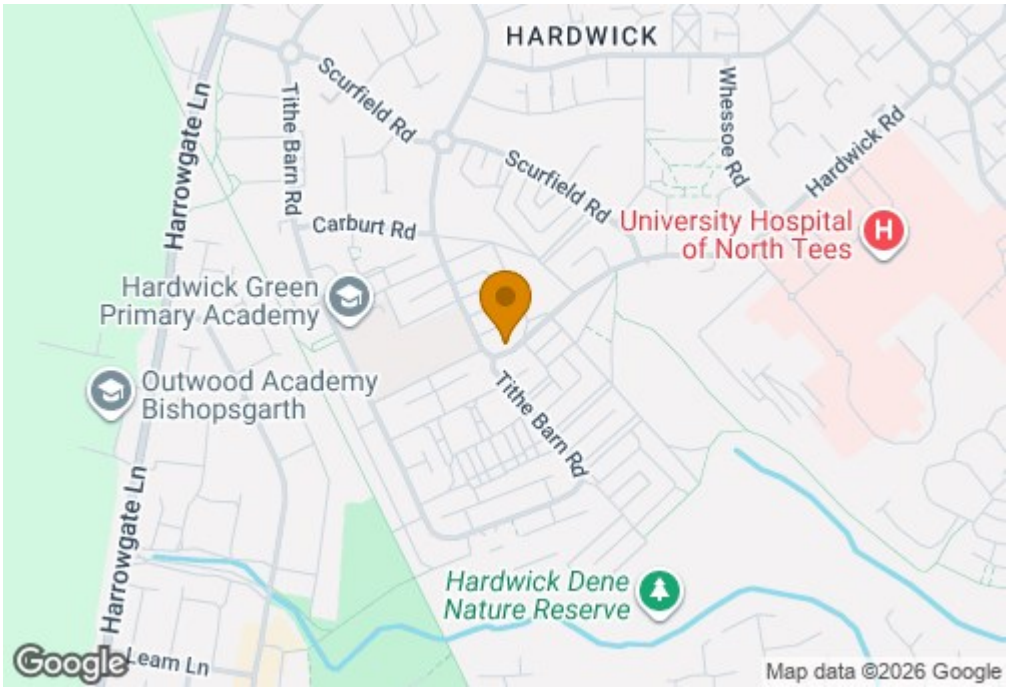
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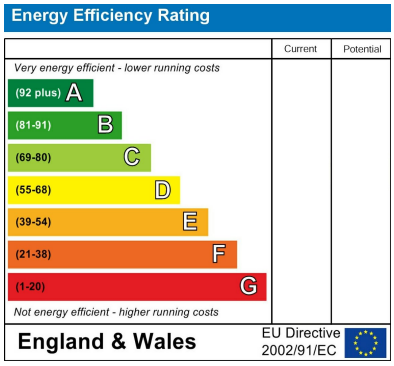






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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.

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