



This well-presented one-bedroom end-terrace property offers an excellent opportunity for professionals, first-time buyers, or investors seeking a smart addition to their portfolio. Tucked away in a quiet and desirable cul-de-sac location within Elmtree, Stockton, the property benefits from a peaceful setting while remaining conveniently close to local shops, amenities, and transport links.

The home is thoughtfully designed to maximise space and functionality. Upon entering, you are welcomed into a bright and contemporary open-plan lounge and kitchen area, creating a sociable and versatile living space ideal for both relaxing and entertaining. The layout provides a comfortable yet low-maintenance lifestyle, perfect for modern living.

A distinctive spiral staircase leads to the upper level, where you will find a generously sized double bedroom offering ample room for storage and furnishings. The accommodation is completed by a modern, well-appointed bathroom finished to a good standard.

Externally, the property benefits from extensive parking directly attached, providing convenience and practicality rarely found with homes of this size.

Combining a sought-after location with smart design and strong investment appeal, this charming property represents an ideal purchase for those looking to step onto the property ladder or secure a ready-to-let home in a popular residential area.

Hickling Grove, Elm Tree, Stockton-On-Tees, TS19 0XA

1 Bed - House - Terraced

£85,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Hickling Grove, Stockton-On-Tees, TS19 0XA

ENTRANCE/LOUNGE/KITCHEN

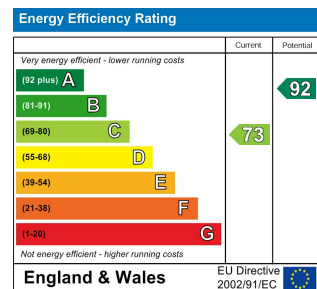
Entrance door, two double glazed windows, radiator, open plan with kitchen, stairs leading to the upper level.

BEDROOM ONE

Two double glazed windows, carpet, fitted wardrobes, radiator, storage cupboard, loft access.

BATHROOM

Bath, shower, wash hand basin, WC, heated towel rail, flooring, fully tiled, double glazed window.



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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

