

This three bedroom semi detached house has come to the market with no forward chain and vacant possession. With ample space the property sits in at the top of the cul-de-sac and would make the perfect family or first time buyer purchase. Comprising of an entrance porch/ hallway, open plan lounge/diner, kitchen and summer room on the ground floor. The upper level offers three bedrooms and a family bathroom. External: Integral garage, spacious driveway, gardens to the front and rear. Location: Situated close to shops, schools and local amenities. Call Smith & Friends Estate Agents on 01642 607555 to arrange a viewing.

**Whinfield Close, Stockton-On-Tees, TS19 8UA**

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

**£155,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS



# Whinfield Close, Stockton-On-Tees, TS19 8UA



## ENTRANCE PORCH

5'10 x 4'7 (1.78m x 1.40m)

## ENTRANCE HALLWAY

3'1 x 6'5 (0.94m x 1.96m)

uPVC front door, double glazed double doors to lounge, radiator, laminate flooring.

## LOUNGE

12'5 x 13'4 (3.78m x 4.06m)

Two double glazed windows to front aspect, radiator, fire and surround, storage cupboard, laminate flooring, coved ceiling.



## DINING ROOM

Double glazed window to rear aspect, laminate flooring, radiator.

## SUMMER ROOM

9'9 x 7'6 (2.97m x 2.29m)

Double glazed window to side aspect, double glazed window to rear aspect, laminate flooring, double glazed door to rear, access to garage.



## KITCHEN

7'2 x 10'4 (2.18m x 3.15m)

Double glazed window to rear aspect, gas hob, cooker hood, oven.



## LANDING

6'1 x 7'7 (1.85m x 2.31m)

Double glazed window to side aspect, loft access, carpet, radiator.

## BEDROOM ONE

8'11 x 12'8 (2.72m x 3.86m)

Double glazed window to front aspect, radiator, carpet, fitted glass wardrobes, coved ceiling.

## BEDROOM TWO

9'3 x 9'1 (2.82m x 2.77m)

Double glazed window to rear aspect, carpet, radiator, coved ceiling, built-in wardrobe.



## BEDROOM THREE

6'8 x 9'10 (2.03m x 3.00m)

Double glazed window to front aspect, carpet, storage cupboard, coved ceiling.

## BATHROOM

6'1 x 6'1 (1.85m x 1.85m)

Fully tiled, bath with shower over, vanity wash hand basin, WC, double glazed window to rear aspect.

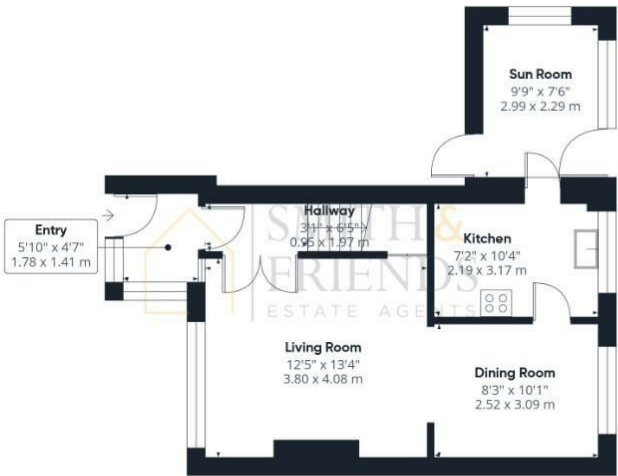


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
811 ft<sup>2</sup>  
75.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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