This extended corner plot property has recently come to the market and offers spacious family accommodation in a convenient location close to North Tees Hospital.

The ground floor extension has created an additional reception room off the kitchen, along with a useful cloakroom. The accommodation briefly comprises an entrance hall, lounge with access to the dining room, fitted kitchen, cloakroom, and an additional reception room on the ground floor.

To the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from gardens to both the front and rear.

Ideally situated close to local shops, schools, and other amenities, this property offers excellent convenience for families and professionals alike.

Runcorn Avenue, Stockton-On-Tees, TS19 9BH
3 Bed - House - Semi-Detached
£110,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Runcorn Avenue, Stockton-On-Tees, TS19 9BH

ENTRANCE HALLWAY
Front entrance door, radiator, tiled flooring, stairs to upper level.

CLOAKROOM
Double glazed window to rear aspect, wash hand basin, WC.

LOUNGE
Tiled flooring, fireplace.

DINER
Double glazed window to rear aspect, tiled flooring, radiator, coved ceiling.

EXTENSION
Double glazed window to rear aspect, double glazed window to side aspect, double glazed door.

KITCHEN
Double glazed window to side aspect, double glazed window to rear aspect, side access door, coved ceiling, tiled flooring, archway to diner.

LANDING
Double glazed window to side aspect, carpet, loft.

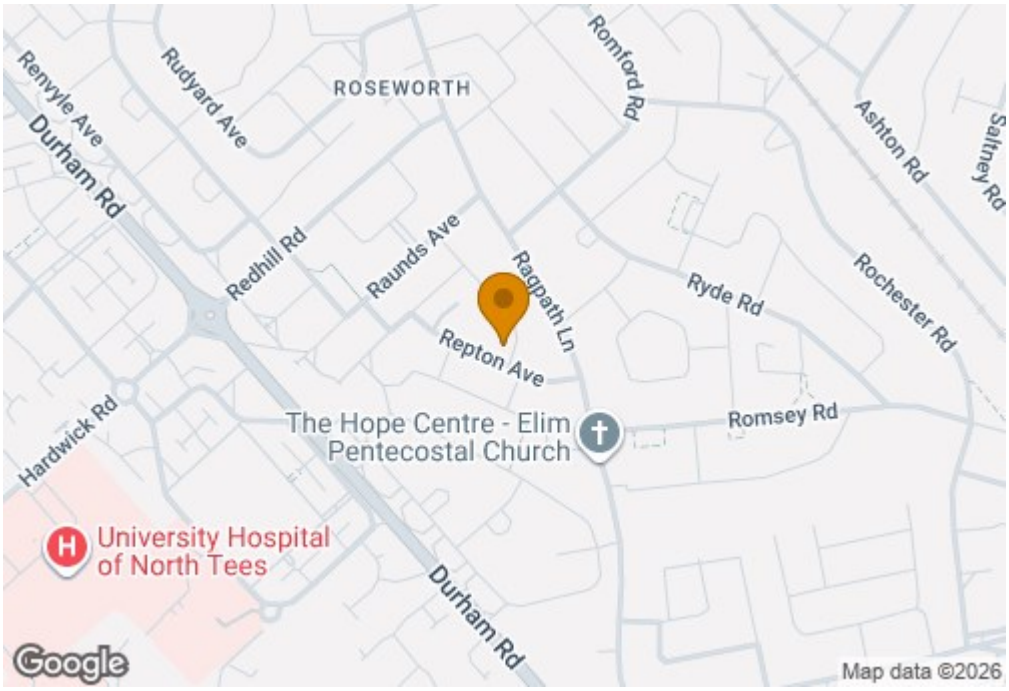
BEDROOM ONE
Double glazed window to front aspect, radiator, carpet.

BEDROOM TWO
Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.

BATHROOM
Bath, shower cubicle, wash hand basin, WC, heated towel rail, double glazed window to rear aspect.

Runcorn Avenue, Stockton-On-Tees, TS19 9BH



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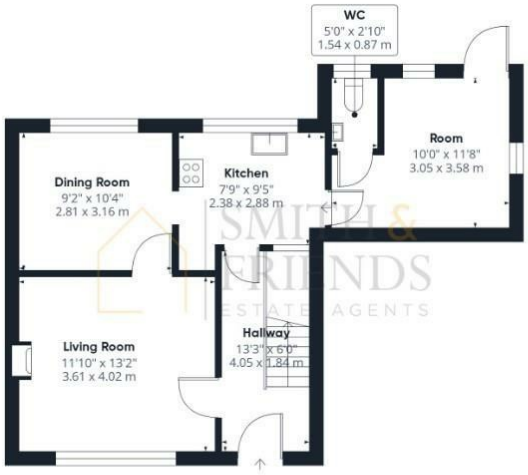


Ground Floor

Floor 1

Approximate total area(1)

929 ft²

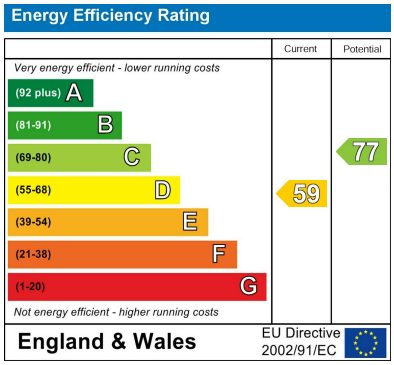
86.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



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