



This beautifully presented double fronted four-bedroom semi-detached home has come to the market for sale and offers spacious, versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors looking to expand their portfolio.

The property briefly comprises an inviting entrance hallway leading into a bright and comfortable lounge, perfect for relaxing or entertaining guests. To the rear, the modern open-plan kitchen/diner provides an excellent family space with ample room for dining and everyday living.

To the first floor, the property offers four well-proportioned bedrooms along with a family bathroom, providing flexible living arrangements for larger families, home working, or guest accommodation.

Externally, the home benefits from a generous rear garden laid mainly to lawn, offering plenty of outdoor space for children, pets, or summer entertaining. The property also provides off-road parking and enjoys a convenient location close to reputable schools, local shops, transport links, and a wide range of everyday amenities.

Early viewing is highly recommended to fully appreciate the size, potential, and excellent location this fantastic home has to offer.

**Humber Road, Stockton-On-Tees, TS17 8HZ**

**4 Bedroom - House - Semi-Detached**

**£145,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



Humber Road, Stockton-On-Tees, TS17 8HZ



ENTRANCE HALLWAY

LOUNGE

DINER

KITCHEN

LANDING

BEDROOM

BEDROOM

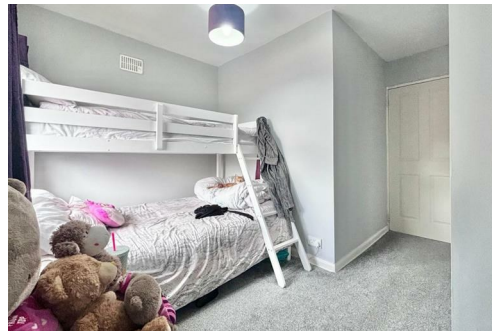
BEDROOM

BATHROOM

EXTERNAL

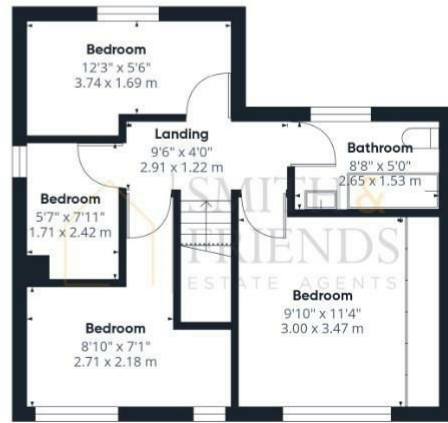


Humber Road, Stockton-On-Tees, TS17 8HZ



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Humber Road, Stockton-On-Tees, TS17 8HZ



Approximate total area<sup>(1)</sup>  
909 ft<sup>2</sup>  
84.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE360

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>			
(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>		72	78
		EU Directive 2002/91/EC	

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. We 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.

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



**SMITH & FRIENDS**  
ESTATE AGENTS

www.smith-and-friends.co.uk