



Set on a generous corner plot in the highly sought-after village of Stillington, this exceptional home offers plentiful parking, a garage, and beautifully maintained accommodation arranged over three spacious levels.

Immaculately presented throughout, the ground floor welcomes you with an inviting entrance hallway, a convenient cloakroom, and a stunning open-plan kitchen and dining area. French doors lead directly out to the rear garden, creating the perfect space for entertaining and everyday family living.

The first floor is accessed via a long landing and features a bright and comfortable lounge, a well-appointed family bathroom, and a generously sized bedroom.

Occupying the top floor is the impressive principal bedroom, complete with fitted wardrobes and a sleek, modern en-suite shower room. Two further bedrooms are positioned to the rear of the property, offering flexible accommodation ideal for family, guests, or a home office.

This superb home combines space, style, and practicality in a prime village location.

**Forest Park, Stockton-On-Tees, TS21 1NW**

**4 Bedroom - House - Townhouse**

**£200,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



Forest Park, Stockton-On-Tees, TS21 1NW

 **SMITH & FRIENDS**  
ESTATE AGENTS

**ENTRANCE HALLWAY**

Front entrance door, stairs to upper level, full length wall radiator.

**CLOAKROOM/WC**

Double glazed window to side aspect, WC, wash hand basin, flooring, radiator.

**KITCHEN/DINER**

Double glazed window to rear aspect, double glazed French doors to rear aspect, flooring, partly tiled, radiator, electric hob.

**FIRST FLOOR LANDING**

Double glazed window to side aspect, double glazed window to front aspect, stairs to second floor, storage cupboards.

**LOUNGE**

Double glazed Juliet balcony to rear aspect, carpet, fire and surround, radiator.

**FAMILY BATHROOM**

Bath with shower over, vanity wash hand basin, WC, flooring, heated towel rail, extractor fan.

**BEDROOM**

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

**SECOND FLOOR LANDING**

Double glazed window to side aspect, carpet, radiator, storage cupboard.

**MASTER BEDROOM**

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

**EN SUITE**

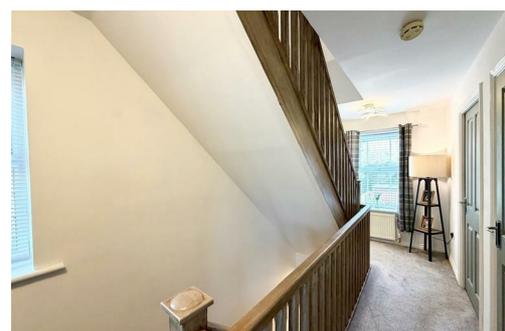
Shower, vanity wash hand basin, WC, heated towel rail.

**BEDROOM THREE**

Double glazed window to front aspect, carpet, radiator.

**BEDROOM FOUR**

Double glazed window to rear aspect, carpet, radiator.



Forest Park, Stockton-On-Tees, TS21 1NW



# Forest Park, Stockton-On-Tees, TS21 1NW



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.

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

Current: 74  
Potential: 84

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