



Comondale is located in a great area close to Norton High Street, schools and bus routes. This property comes to the market with Smith & Friends Estate Agents comprising of an entrance hallway, cloakroom, fitted kitchen, spacious lounge/diner overlooking the rear garden. The upper level offers three bedrooms and a family bathroom. External: Parking and an enclosed rear garden mainly laid to lawn and a seating area. This would be the ideal first time buyer or family purchase offering potential to be your forever home.

**Comondale Avenue, Stockton-On-Tees, TS19 0RH**  
**3 Bed - House - Semi-Detached**  
**O.I.R.O £125,000**  
**EPC Rating:**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS



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**ENTRANCE HALLWAY**  
9' x 11'4 (2.74m x 3.45m)  
uPVC front door with uPVC double glazed window panel, laminate flooring, radiator, storage cupboard and stairs to upper level.

**CLOAKROOM**  
5'4 x 2'6 (1.63m x 0.76m)  
WC, laminate flooring and double glazed window to side aspect..

**LOUNGE/DINER**  
22'8 x 11'5 (6.91m x 3.48m)  
Double glazed window to rear aspect, fire surround, laminate flooring, double glazed double doors to rear aspect, two radiators and coved ceiling.

**KITCHEN**  
10'10 x 7' (3.30m x 2.13m)  
Double glazed window to front aspect, double glazed panel to side aspect, storage, part tiled, radiator and gas hob.

**LANDING**  
10'4 x 2'8 (3.15m x 0.81m)  
Carpet flooring and loft access.

**BEDROOM**  
11'10 x 11'7 (3.61m x 3.53m)  
Radiator, carpet, built-in wardrobes and double glazed window to rear aspect.


**BEDROOM**  
11'7 x 8'9 (3.53m x 2.67m)  
Two double glazed windows to rear aspect, radiator and storage cupboards.

**BEDROOM**  
11'8 x 7'6 (3.56m x 2.29m)  
Double glazed window to front aspect, laminate flooring and radiator.

**BATHROOM**  
8'4 x 5'2 (2.54m x 1.57m)  
Double glazed window to front aspect, bath, shower, WC, heated towel rail, storage cupboard and part tiling.



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.

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			
England & Wales		EU Directive 2002/91/EC	

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