



This well-positioned property has come to the market with no forward chain, making it an excellent opportunity for a first-time buyer or growing family. Situated in a popular residential area, the property is conveniently located close to local schools, shops and a range of everyday amenities.

Upon entering the property, you are welcomed by an entrance porch leading through to the hallway. To the front is a spacious lounge, while to the rear there is a separate dining room which could also be utilised as a second reception room, providing flexible living space to suit a variety of needs. The fitted kitchen offers access directly out to the rear garden.

The upper floor offers three spacious bedrooms along with a family bathroom, providing comfortable accommodation for family living.

Externally, the property benefits from gardens to both the front and rear. The rear garden is designed with low maintenance in mind, creating an ideal space to relax and enjoy.

With its popular location, generous accommodation and no onward chain, this property offers fantastic potential and is not to be missed.

Brookfield Road, Stockton-On-Tees, TS19 7NR

3 Bed - House - Terraced

£135,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Brookfield Road, Stockton-On-Tees, TS19 7NR



ENTRANCE PORCH

Front entrance door, double glazed window to front aspect.

ENTRANCE HALLWAY

Carpet, stairs. entrance door to porch.

LOUNGE

Double glazed window to front aspect, carpet, fire and surround, coved ceiling, radiator.

DINING ROOM

Patio doors to rear aspect, carpet, radiator.

KITCHEN

Double glazed window to rear aspect, double glazed door to side aspect, partly tiled, flooring.

LANDING

Carpet, loft access, storage cupboard.

BEDROOM ONE

Two double glazed windows to front aspect, fitted wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

BEDROOM THREE

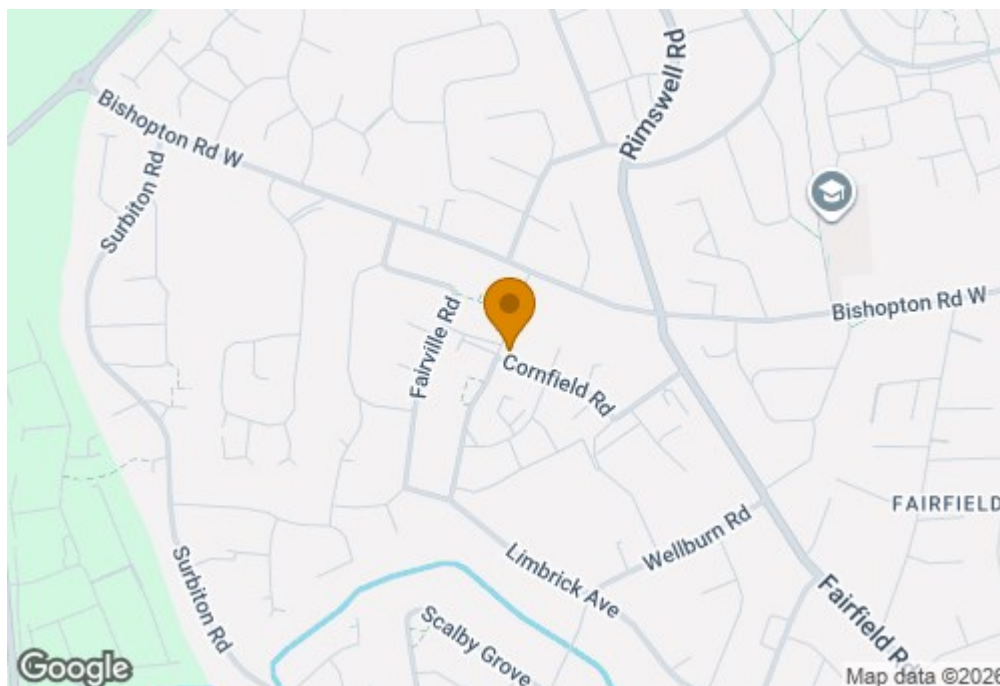
Low level bulk head, storage, radiator, carpet, double glazed window to front aspect.

BATHROOM

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



Brookfield Road, Stockton-On-Tees, TS19 7NR



www.smith-and-friends.co.uk

Brookfield Road, Stockton-On-Tees, TS19 7NR

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		
(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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

