



This attractive detached family home is ideally situated on the highly popular Surbiton Road, enjoying a convenient location within close proximity to Hartburn Shops and well-regarded local schools. Offering both comfort and practicality, the property provides an excellent opportunity for families seeking a well-located and well-presented home.

The accommodation is thoughtfully arranged and begins with a spacious open-plan entrance porch and hallway, which flows seamlessly into a bright and welcoming lounge. The ground floor further benefits from a modern open-plan kitchen and dining area, creating an ideal space for everyday family living as well as entertaining.

To the first floor, the property offers two generous double bedrooms and a well-proportioned single third bedroom, which the third bedroom has a fitted built-in wardrobe. Completing the upper level is a stylish and contemporary family bathroom finished to a high standard.

Externally, the property boasts a well-maintained rear garden featuring a combination of lawn and ample seating areas, perfect for outdoor dining and relaxation. To the front, the garden has been adapted to provide generous parking to this desirable home and a garage with power/lighting.

Surbiton Road, Stockton-On-Tees, TS18 5QE

3 Bed - House - Detached

£180,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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ENTRANCE HALLWAY

Open plan porch/hallway via door to side, double glazed window to front aspect, double glazed window to side aspect, stairs, carpet, radiator.



LOUNGE

Double glazed window to front aspect, flooring, inserted electric wall fire, coved ceiling, storage cupboard, radiator, internal doors to kitchen/diner.

KITCHEN/DINER

Tiled flooring, double glazed window to rear aspect, double glazed French doors to rear aspect, coved ceiling, spot lights, electric hob, radiator.

LANDING

Carpet, loft access, double glazed window to side aspect.



BEDROOM ONE

Double glazed window to front aspect, laminate flooring, and radiator.

BEDROOM TWO

Double glazed window to rear aspect, laminate flooring and radiator.

BEDROOM THREE

Double glazed window to front aspect, built-in wardrobes, flooring, radiator.



BATHROOM

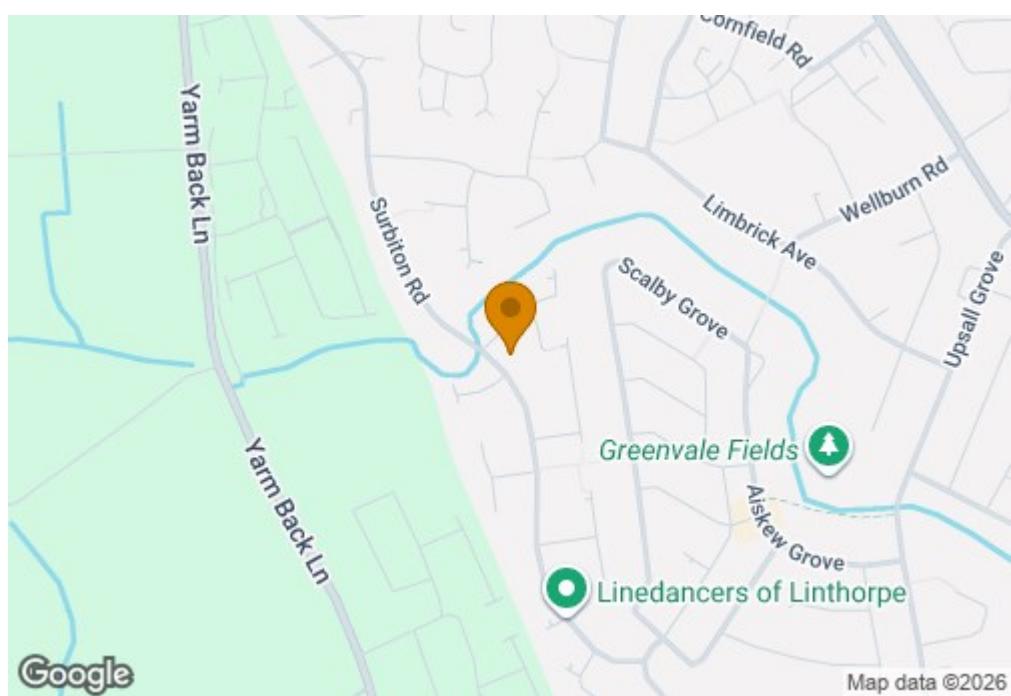
Fully tiled bathroom with double glazed window to rear aspect, bath, shower, vanity wash hand basin, vanity WC, heated towel rail, laminate flooring, spot lights, extractor fan.

EXTERNAL

Garage and driveway to the front. Garden to rear.



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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		84
(81-91) B		
(69-80) C	69	
(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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