



Situated on a desirable corner plot, this property presents an excellent opportunity for first-time buyers seeking a well-positioned and thoughtfully laid-out home.

Upon entering, you are welcomed by a practical entrance porch that leads into a stylish, modern open-plan ground floor. This space seamlessly combines the lounge, dining area, and kitchen, creating a bright and sociable environment ideal for both everyday living and entertaining.

Upstairs, the property continues to impress with two generously sized double bedrooms, offering comfortable accommodation. The family bathroom is well-appointed, featuring both a bath and an overhead shower to suit a variety of needs.

Externally, the home benefits from a private rear aspect, as it is not overlooked, providing a greater sense of seclusion and enjoyment of the outdoor space. The location is particularly convenient, with a bus stop directly outside the property and easy access to nearby shops and local amenities.

To the rear, there is ample off-street parking along with a garage, adding further practicality to this appealing home.

Surbiton Road, Stockton-On-Tees, TS19 7SF

2 Bed - House - End Terrace

£140,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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ENTRANCE PORCH

Front entrance door.

LOUNGE

Open plan with kitchen, spot lights, carpet, double glazed window to front aspect, radiator, stairs, storage cupboard.

KITCHEN

Double glazed door to rear aspect, flooring, double glazed window to rear aspect, spot lights, coved ceiling, radiator.

LANDING

Carpet, loft access, coved ceiling.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

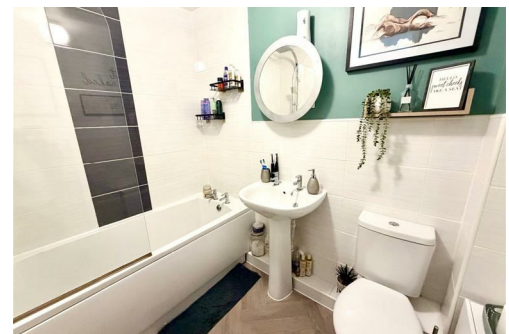
Double glazed window to rear aspect, carpet, radiator, coved ceiling.

BATHROOM

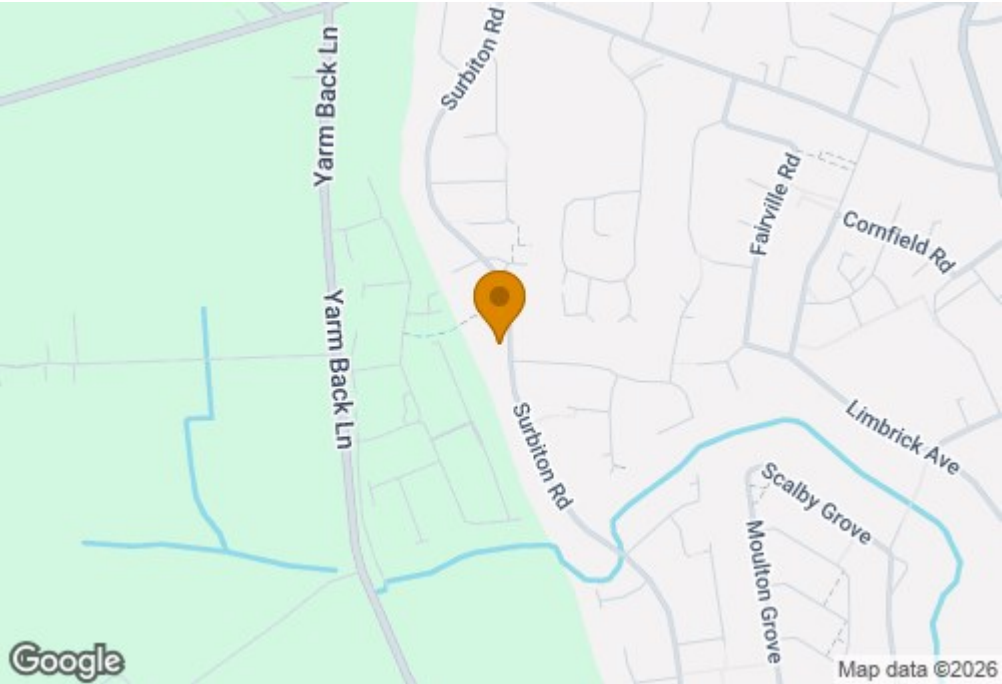
Partly tiled walls and flooring, bath, shower, wash hand basin, heated towel rail.

OUTSIDE

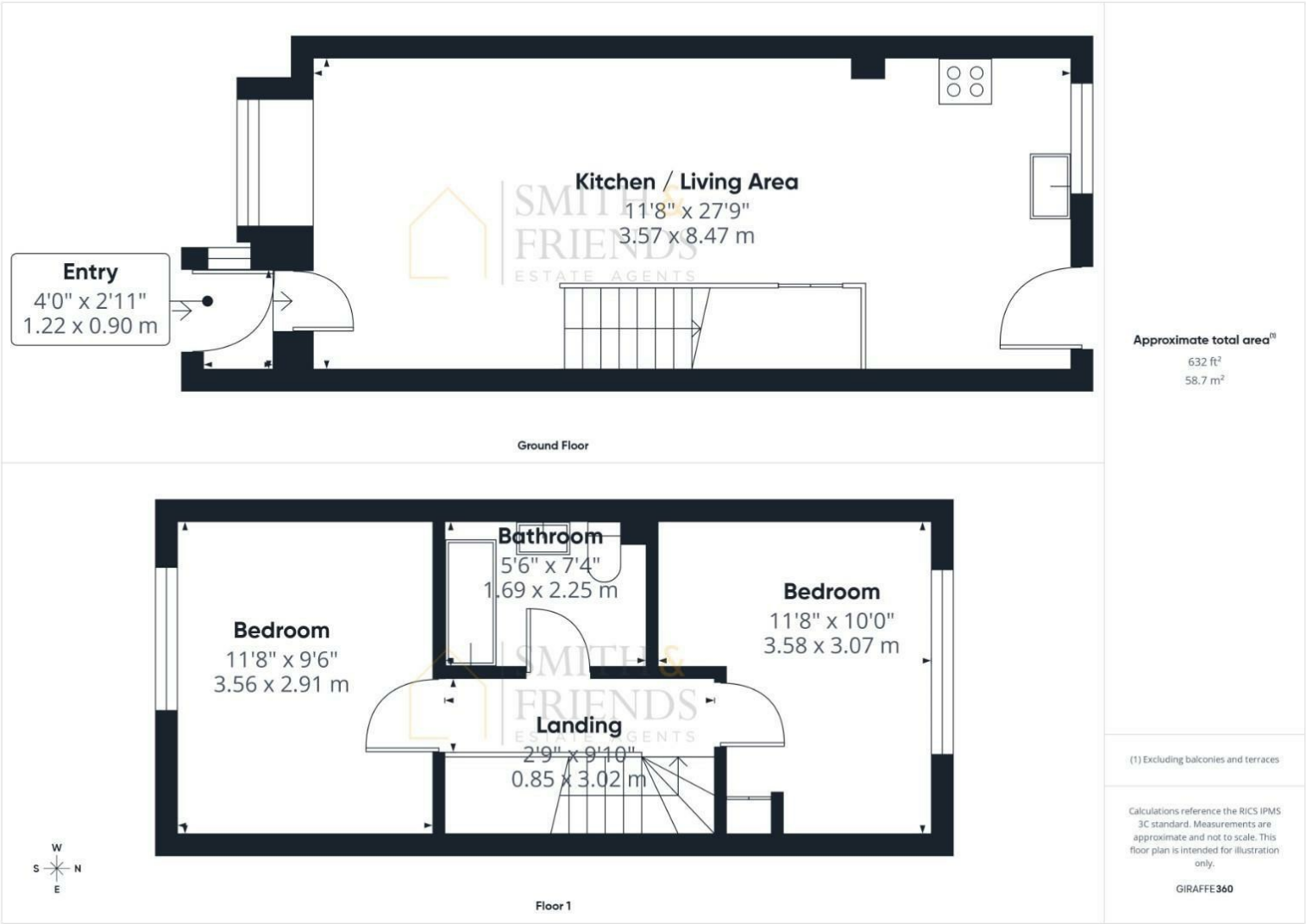
Low maintenance paved garden to rear with access to garage.



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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		85
(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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