



This well-presented three-bedroom detached family home has come to the market with Smith & Friends Estate Agents and is offered with no forward chain and vacant possession, allowing for a smooth and straightforward purchase. The property is ready for immediate occupation and would make an ideal home for families or those seeking a spacious and comfortable living environment.

Conveniently located, the property is within close proximity to a range of local amenities, including shops, schools, and bus routes, ensuring excellent everyday convenience and accessibility.

The ground floor accommodation comprises a welcoming entrance hallway leading to a generous lounge, perfect for relaxing or entertaining. There is a modern open-plan kitchen and dining area, providing a sociable space for family meals and gatherings. Additional ground floor benefits include a useful cloakroom/WC and a separate utility room, offering practical storage and laundry space.

To the first floor, the property features a spacious landing giving access to three well-proportioned bedrooms. The master bedroom benefits from its own en-suite facilities, while the remaining two bedrooms are served by a contemporary family bathroom.

Externally, the property occupies an attractive corner plot within a quiet cul-de-sac location. The home boasts gardens to both the front and rear, offering outdoor space for children, pets, or entertaining. Further benefits include a garage and double off-street parking located to the front of the property.

Overall, this is a fantastic opportunity to acquire a detached family home in a desirable location, offering space, comfort, and convenience.

North Burn Close, Stockton-On-Tees, TS18 2QJ

3 Bed - House - Detached

Chain Free £195,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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ESTATE AGENTS

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Entrance Hallway

5'4 x 12'11 (1.63m x 3.94m)

Entrance door, carpet flooring, stairs to upper, storage and 1 x radiator.

Cloakroom

2'11 x 5' (0.89m x 1.52m)

W/c, wash hand basin, flooring and 1 x radiator.

Lounge

12'10 x 12'2 (3.91m x 3.71m)

1 x front full length double glazed window, 1 x radiator and carpet flooring.

Kitchen/Diner

17'10 x 9'3 (5.44m x 2.82m)

Rear double glazed doors, breakfast bar, flooring, 1 x rear double glazed window and 1 x radiator.

Utility

7'6 x 5'3 (2.29m x 1.60m)

1 side access door, gas boiler, flooring, 1 x radiator and base units.

Landing

7'5 x 7'2 (2.26m x 2.18m)

1 x side double glazed window, carpet flooring, loft access and storage.

Bedroom

11'9 x 10'3 (3.58m x 3.12m)

1 x front double glazed window, carpet flooring and 1 x radiator.

Ensuite

5'9 x 5'5 (1.75m x 1.65m)

1 x front double glazed window, flooring, shower cubicle, wash hand basin, w/c and 1 x radiator.

Bathroom

5'5 x 7'1 (1.65m x 2.16m)

Bath, w/c, wash hand basin, flooring, fully tiled, radiator and 1 x side double glazed window.

Bedroom

9'5 x 9'4 (2.87m x 2.84m)

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

8'1 x 9'5 (2.46m x 2.87m)

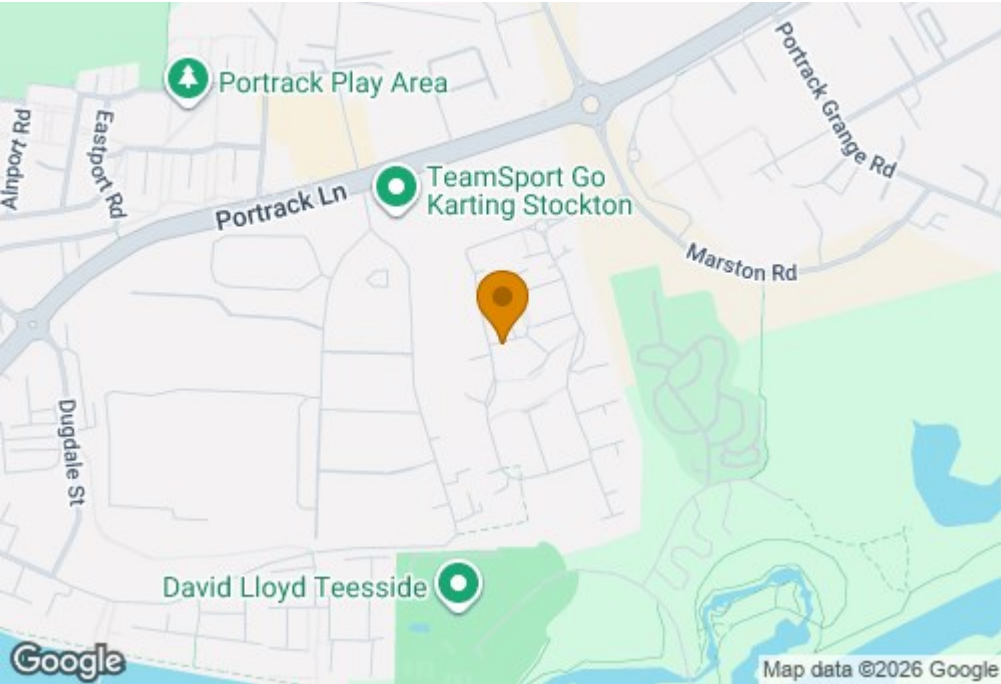
1 x rear double glazed window, carpet flooring and 1 x radiator.

External

Garage, double driveway, corner plot, rear garden laid to lawn and patio seating area.



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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 | | 89 |
| (81-91) B | | |
| (69-80) C | 78 | |
| (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

