



Here is a longer, more polished, and more professional version with improved flow and detail, suitable for a property listing:

Smith & Friends Estate Agents are delighted to bring to the market this fantastic, well-presented property, offered with the added benefit of no forward chain. Ideally located, the home is within close proximity to a range of local schools, shops, and everyday amenities, while the popular Norton Village is also conveniently nearby, providing further facilities and transport links.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway. The ground floor offers a contemporary open-plan lounge and kitchen, creating a modern and sociable living space ideal for both everyday living and entertaining. Further benefits on this level include a separate utility room and a convenient cloakroom/WC.

To the first floor, the property boasts three generously sized bedrooms. The spacious master bedroom enjoys the added luxury of its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

The property is presented to a high standard throughout and has been carefully maintained by the current owners, making it ready for immediate occupation.

Externally, the rear garden is a real highlight, featuring a neatly laid lawn alongside an excellent patio seating area—perfect for outdoor dining, relaxation, and entertaining during the warmer months.

This is a superb opportunity to acquire a modern family home in a sought-after location, and early viewing is highly recommended.

Hills Drive, Stockton-On-Tees, TS20 2GE

3 Bed - House - Detached

£180,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Hills Drive, Stockton-On-Tees, TS20 2GE



ENTRANCE HALLWAY

CLOAKROOM/WC

Double glazed window to side aspect.

LOUNGE

Double glazed window to front aspect, cupboard, carpet, wall lights, radiator, open plan with kitchen/diner.

KITCHEN/DINER

Open plan with lounge, two double glazed windows to rear aspect, two radiators.

LANDING

Carpet, loft access.

BEDROOM ONE

Double glazed window to front aspect, radiator, carpets.

EN SUITE

Walk-in shower, wash hand basin, WC, radiator, extractor fan, double glazed window to rear aspect.

BEDROOM TWO

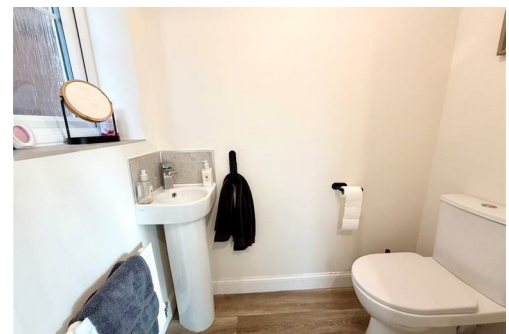
Double glazed window to front aspect, storage cupboard, carpet, radiator.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Bath, shower, wash hand basin, WC, radiator, double glazed window to rear aspect.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
785.55 ft²
72.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		95
(81-91) B	83	
(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

