



Smailes Close, Stockton-On-Tees - TS20 2FY



In Excess of £130,000





## Smailes Close

Norton, Stockton-On-Tees

This beautifully presented three-bedroom, terraced house offers modern living across a thoughtfully designed layout. The spacious reception room benefits from stylish flooring, abundant natural light, and a contemporary wall-mounted TV, creating a welcoming space for relaxation. The modern kitchen features sleek units, integrated appliances, and a cosy dining area, while three bedrooms provide ample upstairs space.

The property also boasts a bathroom and ground floor WC, ensuring both comfort and functionality. Outside, a well-maintained enclosed garden with a lawn and patio offers the perfect setting for outdoor entertaining. Additional highlights include off-road parking, UPVC double glazing and gas central heating, making this home ideal for those seeking a move-in ready property with style and convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**Entrance Hall**

**Lounge**

15' 1" x 14' 5" (4.60m x 4.40m)

**Kitchen/Diner**

14' 11" x 8' 11" (4.55m x 2.71m)

**WC**

2' 9" x 6' 3" (0.85m x 1.91m)

**Landing**

6' 9" x 8' 0" (2.05m x 2.45m)

**Bathroom**

6' 9" x 9' 8" (2.05m x 2.94m)

**Bedroom 1**

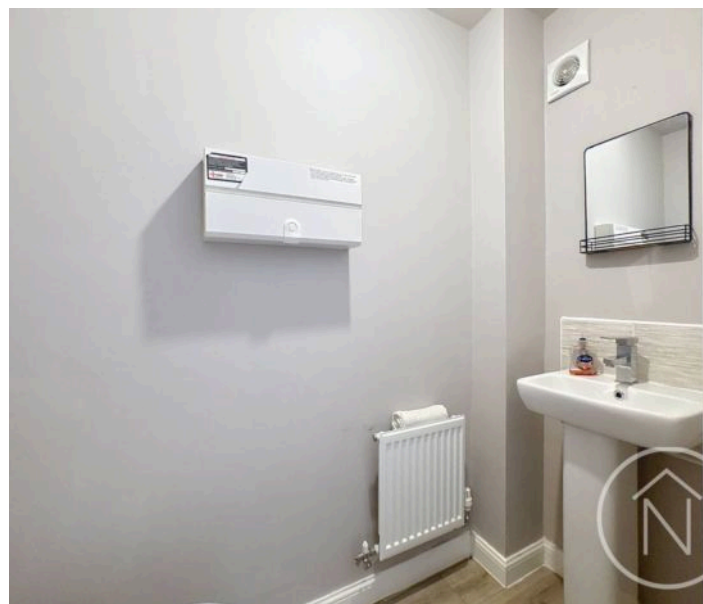
8' 0" x 12' 2" (2.45m x 3.70m)

**Bedroom 2**

8' 0" x 11' 2" (2.45m x 3.41m)

**Bedroom 3**

6' 9" x 9' 0" (2.05m x 2.74m)



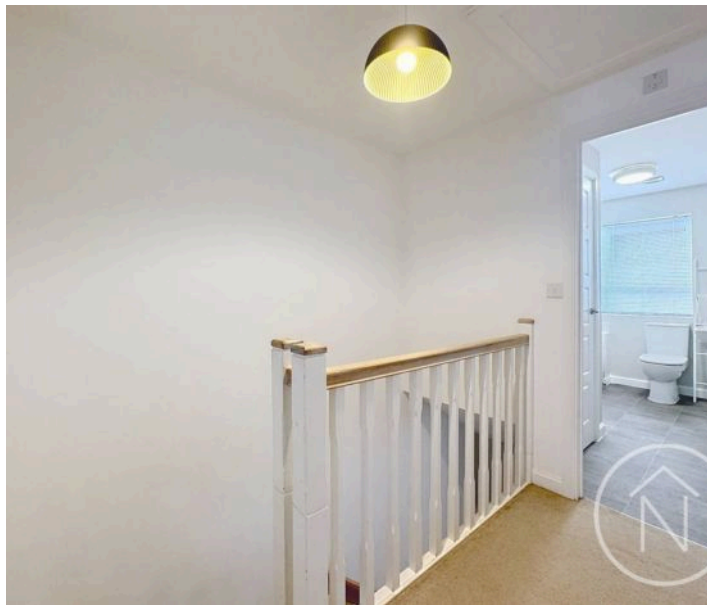




GARDEN

DRIVEWAY

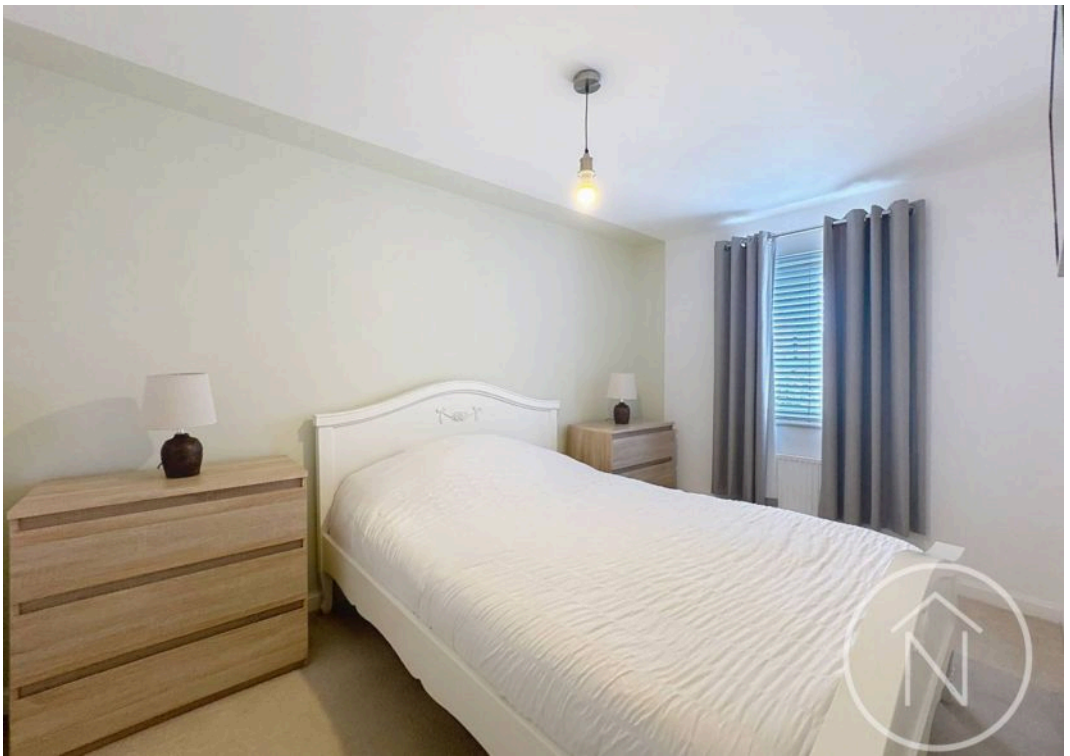
2 Parking Spaces





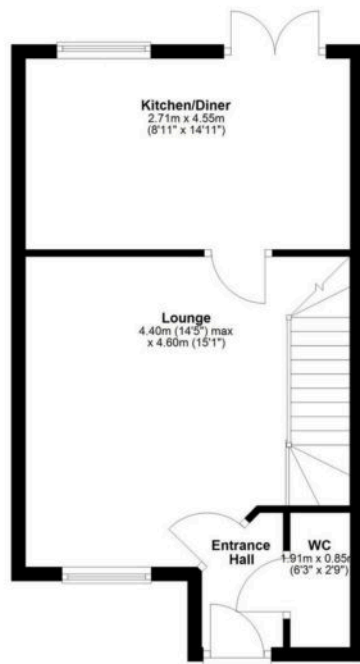






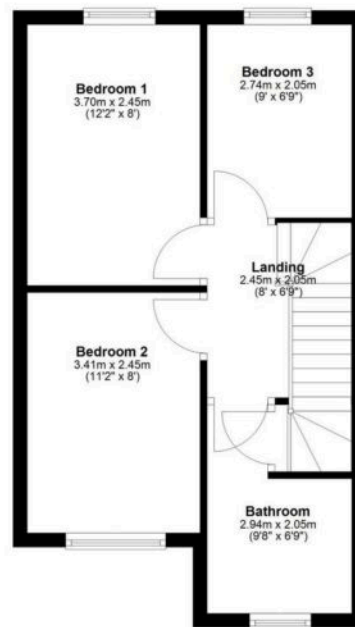
### Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



### First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 sq. feet)





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.