



Smith House Farm

Elton, Stockton-On-Tees, TS21 1AG

AVAILABLE NOW! NO SMOKERS, NO PETS. This charming THREE BEDROOM MID TERRACED COTTAGE tucked away in a wonderful position off Darlington Road in the sought after village of Elton.

Nestled within a peaceful working farm setting, this home offers the perfect blend of semi-rural lifestyle and modern comfort. Situated in the heart of Elton village, the property enjoys a picturesque location while remaining within easy reach of local amenities, including good schools and shops.

The cottage features a bright and modern kitchen, a cosy living area, and the added convenience of a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a bathroom.

Additionally, the water and sewage costs are included.

£700 PCM

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- MID TERRACE COTTAGE
- VILLAGE LOCATION
- OIL CENTRAL HEATING AND DOUBLE GLAZED
- 3 BEDROOMS
- MODERN KITCHEN
- SHARED GARDEN AREA
- SET ON A WORKING FARM
- DOWNSTAIRS WC

VESTIBULE

DOWNSTAIRS WC

KITCHEN/LOUNGE/DINING ROOM

26'5" x 16'7" (8.05m x 5.05m)

LANDING

BEDROOM ONE

12'3" x 8'5" (3.73m x 2.57m)

BEDROOM TWO

11'11" x 8'6" (3.63m x 2.59m)

BEDROOM THREE

8'10" x 7'10" (2.69m x 2.39m)

BATHROOM

8'5" x 7'10" (2.57m x 2.39m)



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	