

Hillson Walk, Stockton-On-Tees, TS20 2GG

4 Bed - House - Semi-Detached

£175,000

EPC Rating null

Council Tax Band C

www.robinsonsteesvalley.co.uk

Smith & Friends Estate Agents are delighted to market this flexible four bedroom property. Built to the Kingsville design but packed with extras.

The spacious property comprises of kitchen with family and dining area with French doors opening onto the garden. The fourth bedroom, which can be used as a study ideal for homeworking and a cloakroom WC.

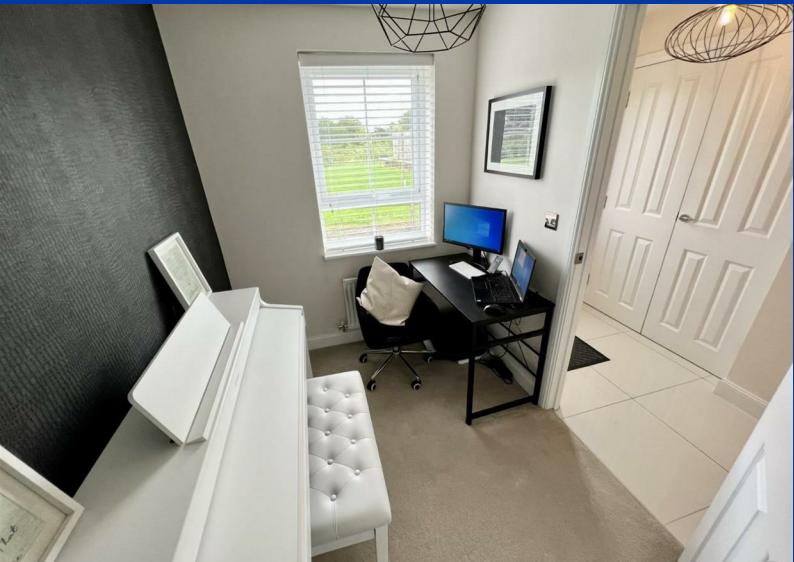
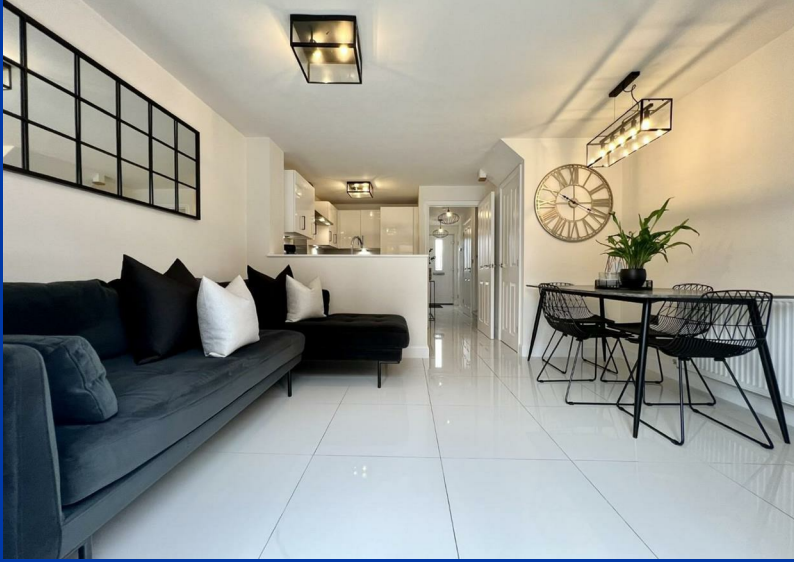
To the first floor a lounge and the spacious main bedroom. Upstairs to the second floor sits a double bedroom, a single bedroom and family bathroom.

Externally, the property has open views of the green belt opposite & two parking spaces to the side.

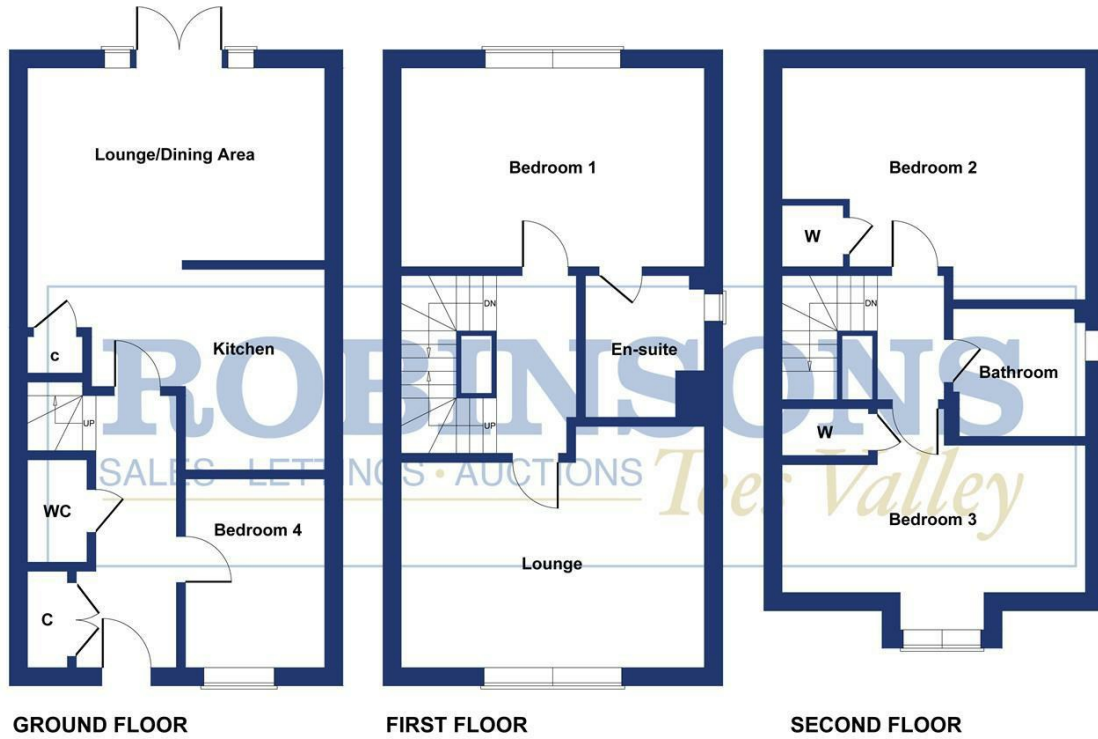
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



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Hillson Walk



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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