



PUBLIC NOTICE

Smith and Friends are now in receipt of an offer for the sum of £140,000 for 131 Yarm Road, Stockton, TS18 3QA. Anyone wishing to place an offer on this property should contact Smith and Friends Estate Agents, 21 Bishop Street, Stockton on Tees, TS18 1SY before exchange of contracts.

A three bedroom semi detached house with full width rear extension to the ground floor. In need of improvement but offering excellent potential to create an excellent family home.

Located on Yarm Road only a short walk from Ropner Park and approximately one mile from Stockton Town Centre. Within walking distance of local shops, regular bus services and close to the A66 trunk road providing easy access to the surrounding areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with spindal staircase to the first floor, Cloakroom/ wc with a white suite, Lounge with bay window, separate Sitting Room with archway to fitted Kitchen/ Dining Room with french doors to the rear garden, Utility Room, Landing, three Bedrooms and Bathroom/ wc with a white suite.

Good sized block paved front garden providing off street parking enclosed by a brick wall and timber fencing. Block paved driveway to the side leading to a detached brick garage with up and over door. Good sized rear garden enclosed by timber fencing with paved patio area which is not directly overlooked to the rear.

Yarm Road, Stockton-On-Tees, TS18 3QA
3 Bed - House - Semi-Detached
£147,500
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



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 ESTATE AGENTS

Yarm Road, Stockton-On-Tees, TS18 3QA

Entrance Hall

Cloakroom/ Wc

3'6 x 2'6 (1.07m x 0.76m)

Lounge

11'2 into alcoves x 11'0 increasing to 13'0 into b (3.40m into alcoves x 3.35m increasing to 3.96m int)

Sitting Room

13'10 x 11'2 into alcoves (4.22m x 3.40m into alcoves)

Kitchen/ Dining Room

17'8 x 10'8 (5.38m x 3.25m)

Utility Room

10'2 x 7'0 (3.10m x 2.13m)

Landing

Bedroom 1

13'10 x 11'2 (4.22m x 3.40m)

Bedroom 2

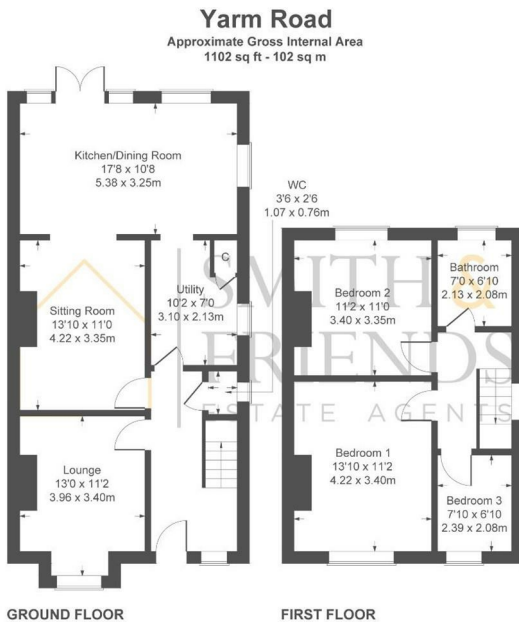
11'2 x 11'0 (3.40m x 3.35m)

Bedroom 3

7'10 x 6'10 (2.39m x 2.08m)

Bathroom/ Wc

7'0 x 6'10 (2.13m x 2.08m)



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 56 | 72 |
| England & Wales | | EU Directive 2002/91/EC | |

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