



UNEXPECTEDLY BACK TO THE MARKET

Smith & Friends Estate Agents in Stockton are delighted to market this chain free three bed detached property set in the location of Low Hartburn.

The home comprises of entrance hall, lounge, dining room, kitchen, utility, cloakroom/WC, conservatory, stairs to first floor landing leading to three bedrooms, master with En-suite, family bathroom/WC. Externally there are gardens to the front and the rear garden is south west facing. The property is situated within easy access to A66 which provides excellent commuting into major local towns. This Bellway built property is of an excellent standard and popular design. In addition there is a driveway and single garage.

Melrose Drive, Stockton, TS18 3UE

3 Bed - House - Detached

£210,000

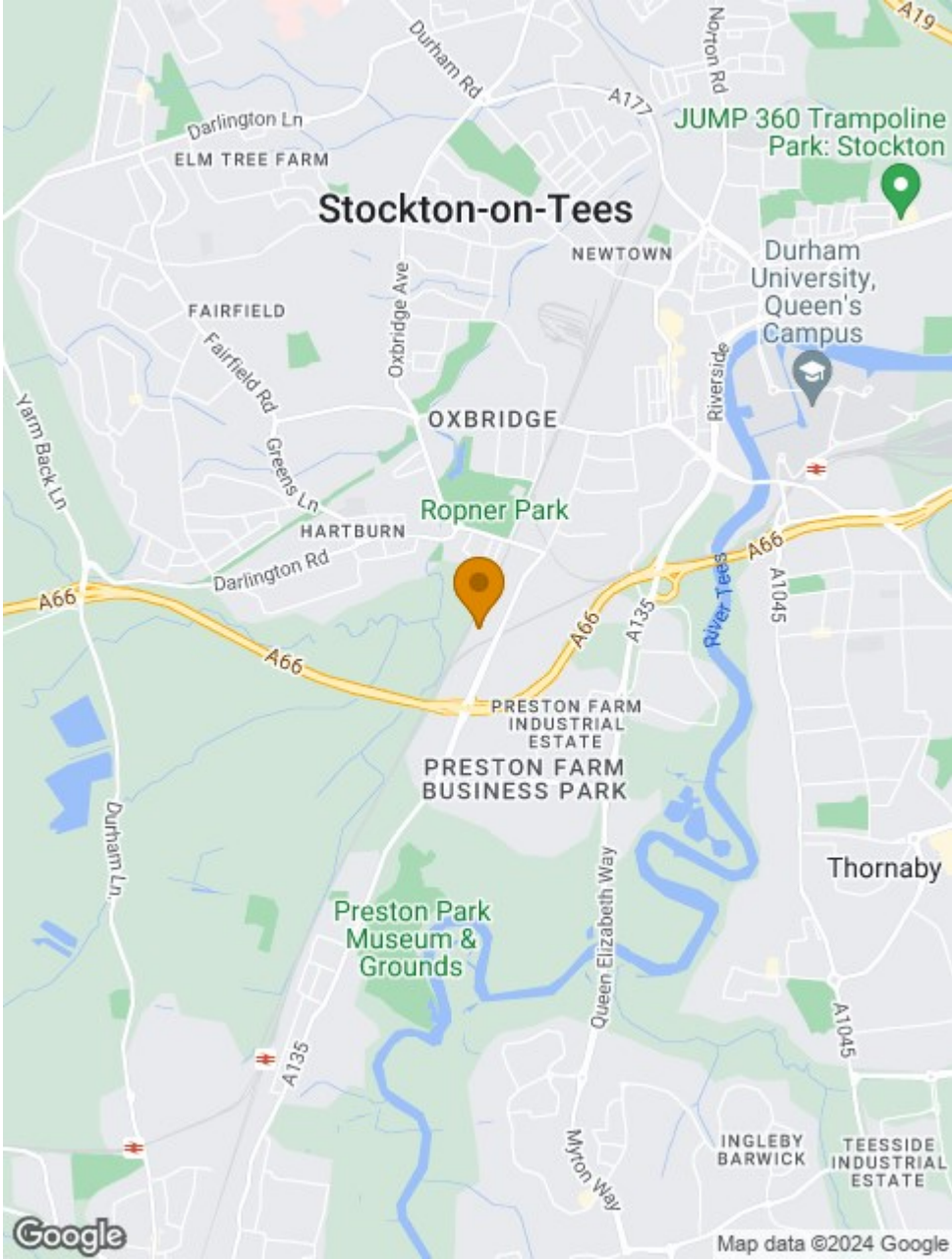
EPC Rating: C

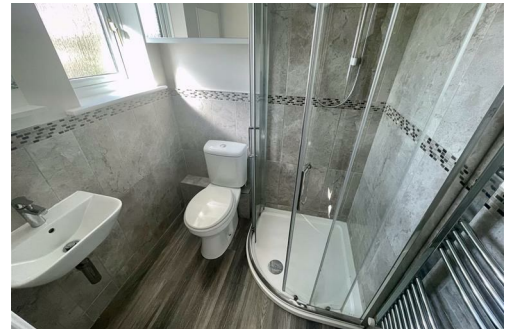
Council Tax Band: D


Tenure: Freehold



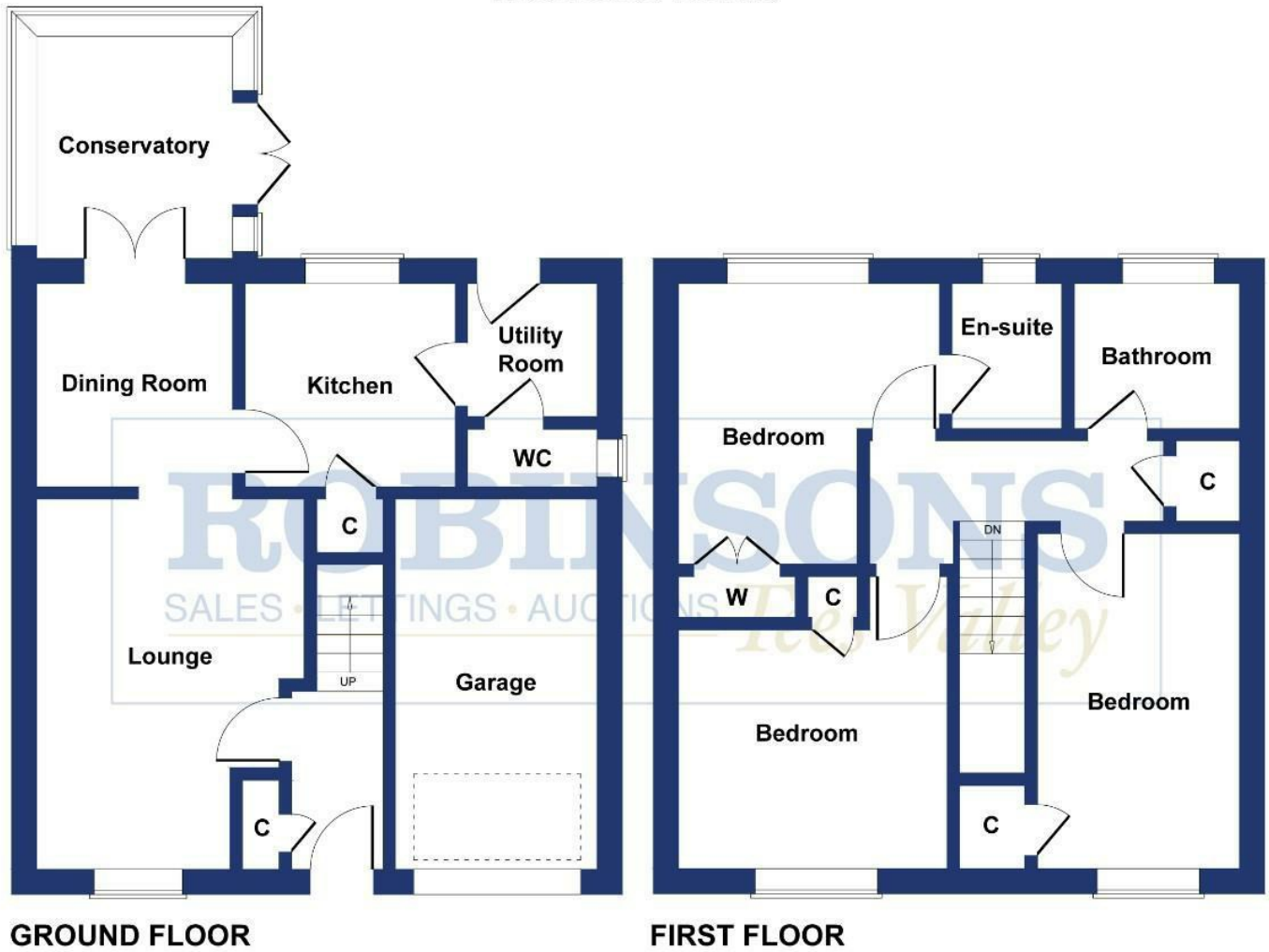
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Melrose Drive



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

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.

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FRIENDS**
ESTATE AGENTS