



We are pleased to offer for sale this lovely two bedroom first floor apartment which must be viewed internally to be appreciated fully. Built by Miller Homes the apartment is located on the sought after Fairview Gardens development with a pleasant open outlook to the front and rear.

Harpers Green is a popular residential development located off Junction Road in a sought after area close to local shops, schools for all age groups, regular bus services and only a short drive from Norton High Street and Green.

Offered for sale with the benefit of no onward chain and viewing is highly recommended.

**Fairview Gardens, Stockton-On-Tees, TS20 1UA**

**2 Bed - Apartment**

**£110,000**

**EPC Rating:**

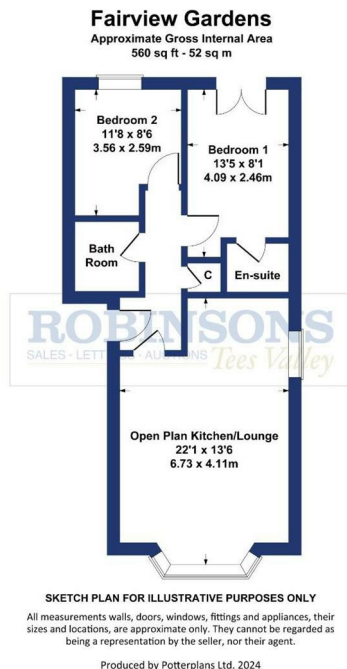
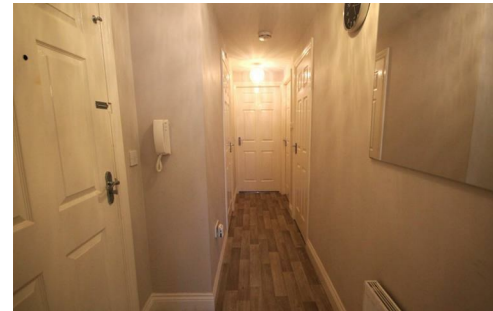
**Council Tax Band: B**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Fairview Gardens, Stockton-On-Tees, TS20 1UA



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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