



**CHAIN FREE**

Well positioned within a popular Fairfield development we are delighted to bring to the market this well presented and deceptively spacious Three bed detached property. Ideally suited to any growing family viewing is a must to fully appreciate.

More details and photos to follow- Please call Smith and Friends to book a viewing 01462 607555

**Wimpole Road, Stockton-On-Tees, TS19 7LR**

**3 Bed - House**

**Offers Over £165,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS



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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
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		67	
(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	

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