



**\*\* SOLD WITH EXISTING LONG TERM TENANT SINCE 2005 \*\* INVESTMENT PROPERTY \*\* PAYING £540PCM \*\***

A well presented two bedroom mid terraced property located within this popular area of Stockton. Benefitting from uPVC double glazing and gas central heating, with a floorplan that comprises of: entrance, lounge and breakfast kitchen. To the first floor are two double bedrooms and a refitted bathroom/WC in white. Externally enclosed front and rear gardens.

**Cowpen Crescent, Hardwick, Stockton-On-Tees, TS19 8QB**

**2 Bed - House - Mid Terrace**

**Offers In Excess Of £75,000**

**EPC Rating: D**

**Council Tax Band: A**

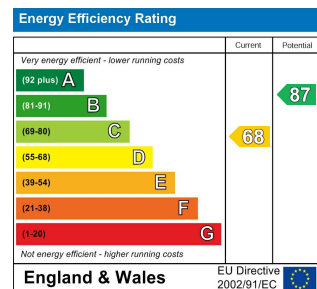
**Tenure: Freehold**



**Cowpen Crescent, Stockton-On-Tees, TS19  
8QB**



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.



**21 Bishop Street, Stockton-on-Tees, TS18 1SY**  
**01642 607555**  
**stockton@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**

