



Smith and Friends are delighted to market this immaculate two bedroom semi detached bungalow in the popular area of Hartburn. The property is in walking distance to local amenities and transport links. This chain free property has been refurbished throughout, including a modern fitted kitchen, shower room and carpeted throughout. Internally comprising of front entrance hallway, kitchen, lounge, inner hallway, shower room and two bedrooms. Externally there is an open plan garden to the front, long driveway, single detached brick garage and enclosed garden to the rear. Viewing is highly recommended to appreciate the property on offer.

**Masterton Drive, Hartburn, Stockton-On-Tees, TS18 5JG**  
**2 Bed - Bungalow - Semi Detached**  
**Chain Free £155,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



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**FRIENDS**  
ESTATE AGENTS



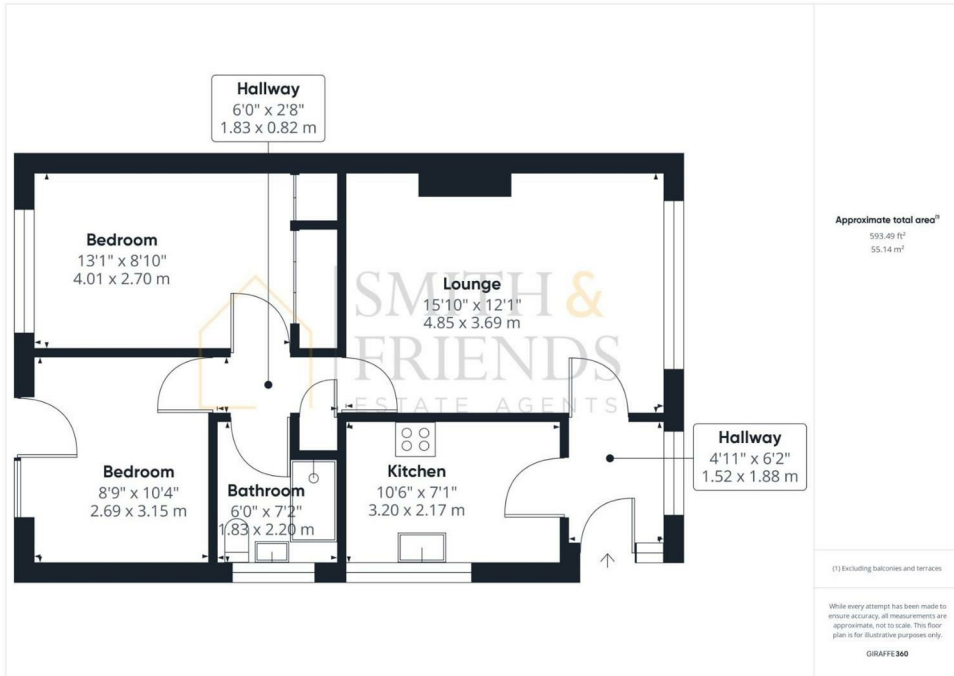
# Masterton Drive, Stockton-On-Tees, TS18 5JG

**LOUNGE**  
15'10 x 12'1 (4.83m x 3.68m)

**KITCHEN**  
10'6 x 7'1 (3.20m x 2.16m)

**BEDROOM 1**  
8'10 x 13'1 (2.69m x 3.99m)

**BEDROOM 2**  
10'4 x 8'9 (3.15m x 2.67m)



Energy Efficiency Rating		Current	Potential
Very 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>			
		86	68
		EU Directive 2002/91/EC	

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.

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