



Smith & Friends are delighted to bring to the market this two bedroom semi detached bungalow in a desirable location. The property comprises of an entrance hallway, an excellent size living/dining room, fitted kitchen with extra space to the rear of the kitchen which could be used for additional living and a separate utility area attached which gives access to the rear garden. Externally the property has a garage, gated driveway and an enclosed rear garden. Moulton Grove has gas central heating and is double glazed throughout. There is no forward chain and comes to the market with vacant possession.

Moulton Grove, Fairfield, Stockton-On-Tees, TS19 7RJ

2 Bed - Bungalow - Semi Detached

Chain Free £170,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



Moulton Grove, Stockton-On-Tees, TS19 7RJ

HALLWAY

6'9 x 8'2 (2.06m x 2.49m)

Radiator, carpet flooring, coved ceiling and uPVC double glazed door to front aspect.

BEDROOM 1

10'10 x 10'3 (3.30m x 3.12m)

Double glazed window to front aspect, carpet flooring and radiator.

LIVING ROOM/DINING ROOM

24'11 x 11'8 (7.59m x 3.56m)

Two radiators, double glazed window to front aspect, rear internal window and wall lights.

BEDROOM 2

9'7 x 8'7 (2.92m x 2.62m)

Coved ceiling, carpet flooring, window to rear aspect and radiator.

BATHROOM

7'5 x 7'2 (2.26m x 2.18m)

Radiator, carpet flooring, double glazed window to side aspect, bath, shower, WC, wash hand basin, part tiling, access to loft and coved ceiling.

KITCHEN

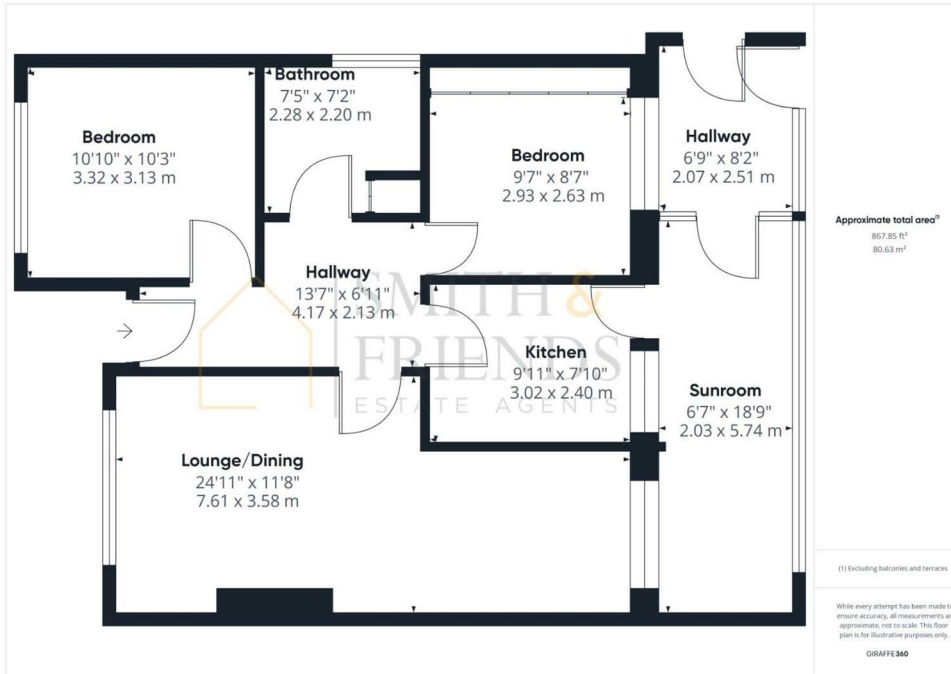
9'11 x 7'10 (3.02m x 2.39m)

Carpet flooring, window to rear aspect, part tiling, one and a half sink and drainer and coved ceiling.

CONSERVATORY

6'7 x 18'9 (2.01m x 5.72m)

Laminate flooring, three double glazed windows to rear aspect and uPVC double glazed door to side aspect.



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		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			85

EU Directive 2002/91/EC

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

