



For sale with a long term sitting tenant this property is located in a cul-de-sac in the popular estate of Hardwick, Stockton-on-Tees. The three bedroom mid terraced house comprises of an entrance hall, living room, dining room and kitchen on the ground floor. The upper level has three bedrooms and a bathroom. Externally: Gardens front and rear and ample parking in the close.

Caudwell Close, Hardwick, Stockton-On-Tees, TS19 8SR  
3 Bed - House - Mid Terrace  
£90,000  
EPC Rating: C  
Council Tax Band: A  
Tenure: Freehold



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# Caudwell Close, Stockton-On-Tees, TS19 8SR

## HALLWAY

5'11 x 14'7 (1.80m x 4.45m)

uPVC double glazed front door, double glazed window to front aspect, radiator and under stairs cupboard.

## LIVING ROOM

13'1 x 12'10 (3.99m x 3.91m)

Double glazed bay window, two radiators, carpet flooring and fire surround.

## DINING ROOM

10'8 x 9'8 (3.25m x 2.95m)

Radiator, double glazed double doors to rear, wall and base units and archway to kitchen.

## KITCHEN

8'5 x 6'5 (2.57m x 1.96m)

Boiler, stainless steel sink and drainer, gas hob, oven and cooker hood, two double glazed windows to rear aspect.

## LANDING

8'1 x 3'3 (2.46m x 0.99m)

Loft access, airing cupboard and carpet flooring.

## BEDROOM 1

15'10 x 9'8 (4.83m x 2.95m)

Two double glazed windows to front aspect, carpet and radiator.

## BEDROOM 2

12'10 x 11'6 (3.91m x 3.51m)

Double glazed window, radiator, carpet and bulk head.

## BEDROOM 3

11'1 x 8'6 (3.38m x 2.59m)

Two double glazed windows to rear aspect, radiator and carpet.

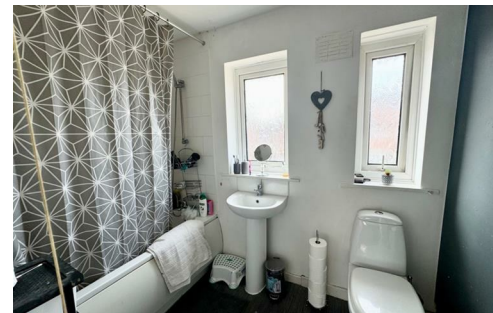
## BATHROOM

8'1 x 5'5 (2.46m x 1.65m)

Two double glazed windows to rear aspect, bath, shower, wash hand basin, WC and radiator.

## OUTSIDE

There are gardens to both front and rear.



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) <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>		71	85
		EU Directive 2002/91/EC	

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