



This beautiful property has come to the market with no forward chain. The house is decorated to a high standard throughout comprising of a welcoming entrance hallway, lounge, kitchen/diner and rear garden on the ground floor. The upper level has three bedrooms and a family bathroom. The three bedroom mid-terrace property is located close to North Tees Hospital, bus routes, shops and local amenities.

Tithe Barn Road, Hardwick, Stockton-On-Tees, TS19 8PY

3 Bed - House - Mid Terrace

Offers Over £95,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Tithe Barn Road, Stockton-On-Tees, TS19 8PY

Hallway
Tiled flooring and 1 x radiator.

Lounge
13'1 x 12'0 (3.99m x 3.66m)
Tiled flooring, 1 x radiator and 1 x front double glazed window

Kitchen/Diner
Tiled flooring, 1 x rear double glazed window, rear double glazed doors and 1 x radiator.

Landing
Loft access, carpet flooring and storage.

Bathroom
Bath, w/c, wash hand basin and 2 x rear double glazed windows.

Bedroom
9'10 x 9'0 (3.00m x 2.74m)
Carpet flooring, 1 x radiator and 1 x rear double glazed window.

Bedroom
11'6 x 10'5 (3.51m x 3.18m)
Carpet flooring, 1 x radiator and 1 x front double glazed window.

Bedroom
8'1 x 7'11 (2.46m x 2.41m)
Carpet flooring, 1 x radiator and 1 front double glazed window.

External
Rear garden with two outhouses and patio area.
Street Parking to the front of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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