



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**

**Or Nearest Offer £90,000**

**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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