



Selling with a tenant in situ this three bedroom semi detached house is located in Hardwick, Stockton. The property would be a great investment purchase already obtaining a good yield. The house comprises of an entrance hallway, lounge, kitchen with breakfast bar, utility are and downstairs cloakroom. The upper floor has three bedrooms and a family bathroom.

**Carburt Road, Hardwick, Stockton-On-Tees, TS19 8RZ**

**3 Bed - House - Terraced**

**£90,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Carburt Road, Stockton-On-Tees, TS19 8RZ

## ENTRANCE HALLWAY

14'6" x 6" (4.42m x 1.83m)

uPVC double glazed front door with laminate flooring, under stairs cupboard and radiator.

## LOUNGE

11'4" x 13'1" (3.45m x 3.99m)

Double glazed window to front aspect, radiator and carpet.

## CLOAKROOM

5' x 2'10" (1.52m x 0.86m)

WC, wash hand basin and cupboard.

## KITCHEN

9'8" x 10'6" (2.95m x 3.20m)

Laminate flooring, spot lights, breakfast bar, electric hob/oven, part tiling, double glazed window to rear aspect and radiator.

## UTILITY

6'7" x 5'6" (2.01m x 1.68m)

Laminate flooring, radiator and double glazed window to rear aspect.

## LANDING

7' x 2'9" (2.13m x 0.84m)

Carpet, spot lights, loft access and airing cupboard.

## BEDROOM 1

11'6" x 10'10" (3.51m x 3.30m)

Double glazed window to front aspect and carpet.

## BEDROOM 2

9'7" x 11' (2.92m x 3.35m)

Double glazed window to rear aspect, carpet and radiator.

## BEDROOM 3

8'5" x 8'5" (2.57m x 2.57m)

Double glazed window to front aspect, carpet and cupboard.

## BATHROOM/WC

5'6" x 8'4" (1.68m x 2.54m)

Bath, shower, WC, vanity wash hand basin, two double glazed windows to rear aspect, heated towel rail, spot lights and part tiling.

## OUTSIDE

To the rear there is a grassed area in addition to having a decked area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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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