



This three bed mid terrace house has come to the market in need of some updating. The property is an excellent size throughout and shows huge potential. Dunkeld Close is close to North Tees Hospital, local amenities, shops and bus routes. The property comprises of an entrance hallway, lounge, modern fitted kitchen/dining with doors leading out to the rear garden. The upper level has three bedrooms and a bathroom. Externally: Advantage of a gated driveway and a good size rear garden.

Dunkeld Close, Hardwick, Stockton-On-Tees, TS19 8SB

3 Bed - House - Mid Terrace

£79,999

EPC Rating: D

Council Tax Band: A

Tenure:

 **SMITH &
FRIENDS**
ESTATE AGENTS

Dunkeld Close, Stockton-On-Tees, TS19 8SB

ENTRANCE HALL

12'1 x 5'11 (3.68m x 1.80m)

Via front door with window to front aspect and stairs to upper level.

LOUNGE

11'4 x 13'2 (3.45m x 4.01m)

Double glazed bay window to front aspect, coved ceiling and side patio doors to hallway.

KITCHEN

9'8 x 19'8 (2.95m x 5.99m)

Double glazed double doors to rear aspect, double glazed window to rear aspect, electric oven and hob.

LANDING

7' x 2'8 (2.13m x 0.81m)

Cupboard housing Worcester boiler, loft access and carpet.

BEDROOM 1

11'5 x 11'3 (3.48m x 3.43m)

Double glazed window to front aspect, carpet and radiator.

BEDROOM 2

9'9 x 11'2 (2.97m x 3.40m)

Double glazed window to rear aspect and radiator.

BEDROOM 3

8'4 x 8' (2.54m x 2.44m)

Double glazed window to rear aspect, bulk head, carpet and radiator.

BATHROOM

5'6 x 8'1 (1.68m x 2.46m)

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

OUTSIDE

There is a low maintenance good side rear garden in addition to having an outhouse.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 61 | 85 |
| 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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