



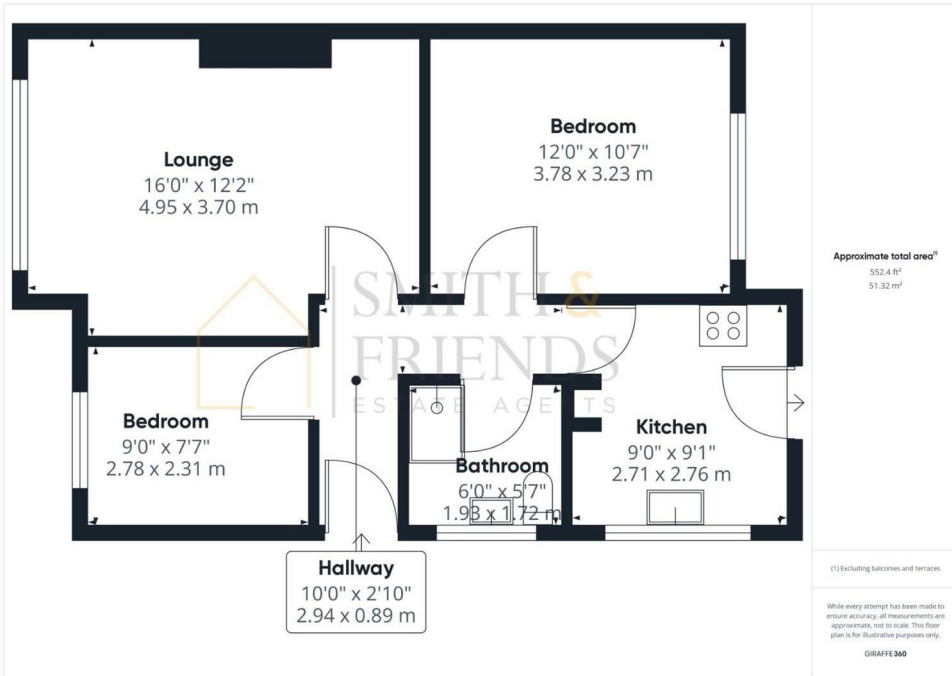
Smith and Friends are delighted to market this smart and well presented two bedroom semi detached bungalow in the popular area of Fairfield. Offered with NO FORWARD CHAIN, the property is situated on a good size plot and is within walking distance to local amenities and transport links. Briefly comprising of entrance hallway, lounge, two bedrooms, kitchen and shower room/WC. Externally there is an enclosed garden to the front, long driveway and enclosed rear garden with single detached garage. Viewing is highly recommended to appreciate the property on offer.

Antrim Avenue, Fairfield, Stockton-On-Tees, TS19 7JF
2 Bed - Bungalow - Semi Detached
£159,950
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



Antrim Avenue, Stockton-On-Tees, TS19 7JF

- HALLWAY**
10' x 2'10 (3.05m x 0.86m)
- LOUNGE**
16' x 12'2 (4.88m x 3.71m)
- KITCHEN**
9' x 9'1 (2.74m x 2.77m)
- BEDROOM 1**
12' x 10'7 (3.66m x 3.23m)
- BEDROOM 2**
9' x 7'7 (2.74m x 2.31m)
- BATHROOM**
6' x 5'7 (1.83m x 1.70m)



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) A			
(81-91) B			87
(69-80) C		68	
(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	

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