



Offered with NO ONWARD CHAIN, this lovely two bedroom house would be the perfect starter home. Located in a cul-de-sac and having the advantage of two parking bays. The property comprises of an entrance hallway, cloakroom, spacious lounge and kitchen/dining area on the ground floor. The upper floor offers two double bedrooms and bathroom. Externally. Private enclosed rear garden. Perfect.

Harwood Court, Stockton-On-Tees, TS18 2FE

2 Bed - House - End Terrace

£124,995

EPC Rating: B

Council Tax Band: B

Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

Harwood Court, Stockton-On-Tees, TS18 2FE

Entrance Hallway

8'9" x 2'11" (2.67m x 0.89m)

Carpet flooring, stairs to upper level, door to the front and 1 x radiator.

Cloakroom

4'9" x 2'11" (1.45m x 0.89m)

1 x front double glazed window, w/c, wash hand basin and 1 x radiator.

Lounge

14'11" x 9'4" (4.55m x 2.84m)

Storage cupboard, carpet flooring, 1 x front double glazed window and 1 x radiator.

Kitchen/Dining

8' x 12'7" (2.44m x 3.84m)

Read double glazed doors, 1 x rear double glazed window, 1 x radiator, wall and base units.

Landing

6'3" x 3'9" (1.91m x 1.14m)

Carpet flooring and loft access.

Bedroom

8'4" x 12'7" (2.54m x 3.84m)

Carpet flooring, 1 x radiator, 2 x front double glazed windows and storage cupboard.

Bedroom

8'2" x 12'10" (2.49m x 3.91m)

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

6'3" x 5'6" (1.91m x 1.68m)

1 x side double glazed window, bath, shower facilities, w/c, 1 x radiator and part tiled.

External

Double Driveway.

Side Access.

Low Maintenance Rear Garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus)	A		
(81-91)	B	81	
(69-80)	C		
(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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