



Outstanding three bedroom terraced house has come to the market with Smith & Friends. This is a Knightsbridge design built by Avant Homes. High specification and well designed throughout this would be ideal for a growing family. No forward chain and vacant possession.

The site is close to shops, local amenities and schools.

**Summerville Avenue, Stockton-On-Tees, TS19 8FT**

**3 Bed - House - End Terrace**

**£185,000**

**EPC Rating:**

**Council Tax Band:**

**Tenure: Freehold**



**Summerville Avenue, Stockton-On-Tees, TS19  
8FT**



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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