



This outstanding three bedroom Avant built home is stunning and would make an excellent purchase with all furniture and soft furnishing being included in the sale.

The property layout comprises of a spacious modern kitchen with all integrated appliances, cloakroom, storage and lounge to the rear of the property with double doors leading out to the rear garden. The upper level has three good size bedrooms, a family bathroom and the master bedroom having ensuite facilities.

Externally: Driveway to the front of the property, rear garden and located in a cul-de-sac situated in the new Avant Development.

Location: Close to all shops, schools and supermarkets.

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

**3 Bed - House - End Terrace**

**£175,000**

**EPC Rating:**

**Council Tax Band:**

**Tenure: Freehold**



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



## Energy Efficiency Rating

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

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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