



This beautiful three bedroom detached house has come to the market as an Avant Build. Presented to a high standard this property would be an ideal family purchase offering space throughout. Comprising of an entrance hall, integral garage, kitchen/diner and lounge located to the rear of the property on the ground floor. The upper floor has three bedrooms, ensuite and a family bathroom. The Melton design is close to shops, local amenities and schools.

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

**3 Bed - House - Detached**

**£240,000**

**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) 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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