



This stunning detached showhouse is ready to move straight into with all furniture and soft furnishings included in the purchase. No forward chain the property has been completed to a high specification throughout and is beautifully decorated and designed.

Comprising of an entrance hallway, integral garage, modern fitted kitchen located to the front of the property, spacious lounge to the rear, utility and cloakroom on the ground floor. The upper level offers three excellent size bedrooms, ensuite and family bedroom.

External: Garage, rear garden and driveway to the front of the property.

Location: Situated off Harrogate Lane, Stockton. Close to shops, schools and local amenities.

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

**3 Bed - House - Detached**

**£230,000**

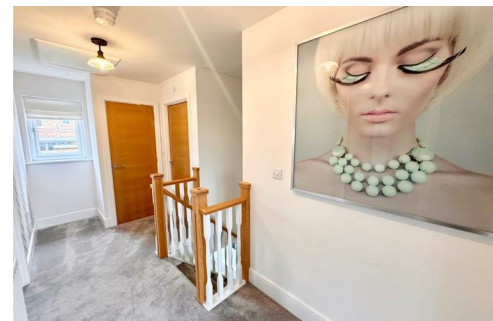
**EPC Rating:**

**Council Tax Band:**

**Tenure: Freehold**



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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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