



This spacious three bedroom mature property has come to the market and would make an ideal family home. Being close to local schools, bus routes, shops and local amenities the property is chain free with vacant possession. Comprising of an entrance hallway, two reception rooms, good size kitchen overlooking the well maintained garden. The upper level offers three bedrooms, separate w/c and bathroom with a walk in shower. Externally there are gardens to the front and rear, garage with the benefits of power and lighting.

**Orchard Road, Fairfield, Stockton-On-Tees, TS19 7DA**

**3 Bed - House - Semi-Detached**

**£184,950**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Leasehold**



# Orchard Road, Stockton-On-Tees, TS19 7DA

## HALLWAY

Stairs to upper level, radiator and storage cupboard.

## RECEPTION ROOM

12'7" x 13'11" (3.86 x 4.26)

front double glazed bay window, carpet flooring, 1 x radiator, fire and surround.

## RECEPTION ROOM

11'4" x 13'6" (3.47 x 4.14)

Double glazed rear doors and windows, carpet flooring, fire and surround.

## KITCHEN

15'0" x 9'5" (4.59 x 2.89)

Rear double glazed windows and doors, wall and base units.

## LANDING

Carpet flooring, 1 x side double glazed window and loft access.

## WC

1 x side double glazed window, flooring and w/c.

## BATHROOM

5'1" x 7'1" (1.56 x 2.18)

Double glazed window, walk in shower and wash hand basin.

## BEDROOM

11'5" x 12'0" (3.5 x 3.66)

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

## BEDROOM

10'3" x 15'1" (3.14 x 4.62)

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

## BEDROOM

7'2" x 7'0" (2.19 x 2.14)

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

## EXTERNAL

Garage, driveway, gardens to the front and rear.



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			
England & Wales		62	79

EU Directive 2002/91/EC

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