



This corner plot located off Albert Road has come to the market with Smith & Friends Estate Agents. The property is situated in a cul-de-sac with ample parking and is close to shops, schools and local amenities. Comprising of an entrance hallway, spacious lounge, kitchen and conservatory on the ground floor. The upper level offers three bedrooms and a modern bathroom. Ideal for a first time buyer or a family. External: Gardens front/rear and parking to the front of the property. Call 01642 607555 to arrange a viewing.

Blackburn Close, Fairfield, Stockton-On-Tees, TS19 7EN

3 Bed - House - Semi-Detached

£150,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



Blackburn Close, Stockton-On-Tees, TS19 7EN

- Entrance Hall
- Lounge
- Kitchen
- Conservatory
- Landing
- Bathroom
- Bedroom
- Bedroom
- Bedroom
- External



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			
		EU Directive 2002/91/EC	

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