



Located walking distance from North Tees Hospital this corner plot has become available to purchase through Smith & Friends Estate Agents. In need of a little TLC the property offers great space throughout and would be a perfect investment purchase or other potential buyers. Comprising of a spacious entrance hallway, lounge, separate dining room and kitchen with access to the rear garden. The upper level offers three bedrooms and a bathroom with a walk in shower. External: Detached garage, gardens front and rear.

Kepier Close, Stockton-On-Tees, TS19 8DH

3 Bed - House - End Terrace

£95,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



HALLWAY

13'3 x 6' (4.04m x 1.83m)

1 x radiator, storage cupboard and flooring.



LOUNGE

13'4 x 11'9 (4.06m x 3.58m)

1 x front window and 1 x radiator.

DINING ROOM

9' x 8'9 (2.74m x 2.67m)

Rear patio doors, 1 x radiator and arch through to the kitchen.

KITCHEN

9'2 x 9' (2.79m x 2.74m)



LANDING

8'6 x 6'1 (2.59m x 1.85m)

Carpet flooring and storage cupboard

BEDROOM

9'4 x 10' (2.84m x 3.05m)

1 x rear window and 1 x radiator

BEDROOM

11'3 x 10'3 (3.43m x 3.12m)

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



BEDROOM

8'1 x 7'10 (2.46m x 2.39m)

1 x front window, carpet flooring, 1 x radiator and storage cupboard

BATHROOM

5'5 x 8'1 (1.65m x 2.46m)

Walk in shower, w/c, wash hand basin and 1 x rear window.

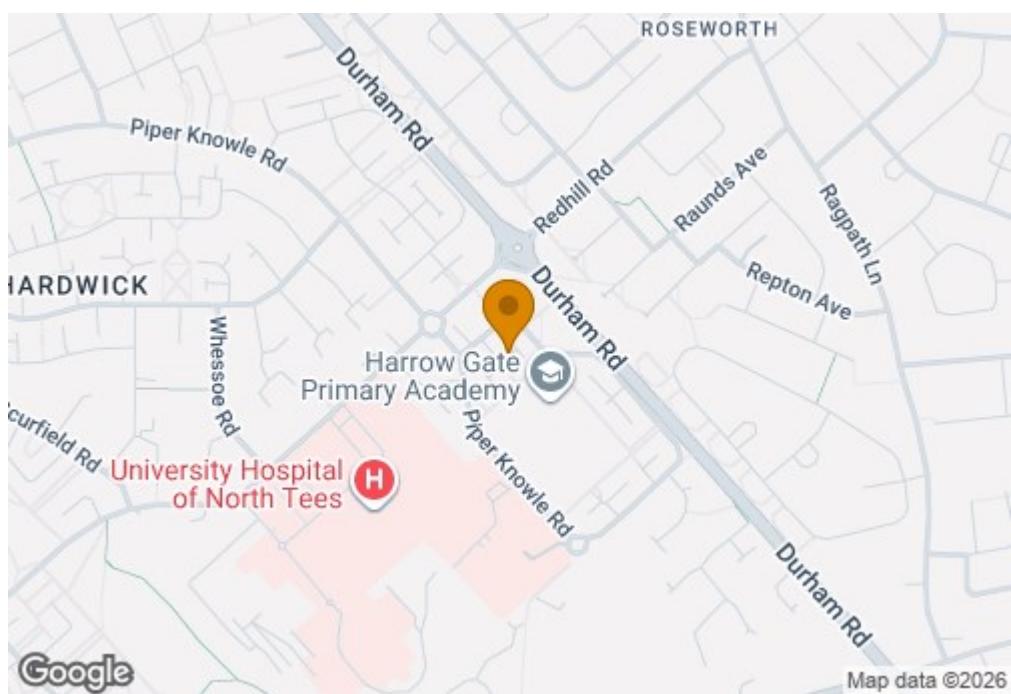


EXTERNAL

Detached garage, gardens front and rear.



Kepier Close, Stockton-On-Tees, TS19 8DH



www.smith-and-friends.co.uk



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 and conveyancing 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	83
(81-91)	B	68
(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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

 **SMITH & FRIENDS**
ESTATE AGENTS