



This three bedroom semi detached house is well located close to North Tees Hospital and benefits from a lovely outlook to the front of the property. Comprising of a spacious entrance hallway, downstairs cloakroom, reception room, lounge/diner and fitted kitchen on the ground floor. The upper level offers an open landing, master bedroom, ensuite, bathroom and two further bedrooms.

The property is a corner plot and has gardens to the front and rear with access to a detached garage to the rear. Located close to shops, schools and local amenities. This house would be an ideal family or first time buyer purchase.

**Chadwick Walk, Hardwick, Stockton-On-Tees, TS19 8WH**

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

**£160,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



# Chadwick Walk, Stockton-On-Tees, TS19 8WH

## HALLWAY

9'4" x 9' (2.84m x 2.74m)  
Door to front elevation, laminate flooring, stairs to upper level and radiator.

## CLOAKROOM/WC

6'6" x 2'8" (1.98m x 0.81m)  
Double glazed window to front aspect, WC, vanity wash hand basin, heated towel rail and laminate flooring.

## LOUNGE

10'7" x 17'10" (3.23m x 5.44m)  
Double glazed box bay window to front aspect, two radiators, laminate flooring and double glazed double doors to rear aspect.

## DINING ROOM/RECEPTION ROOM

12'2" x 7'9" (3.71m x 2.36m)  
Carpet, double glazed box bay window and radiator.

## KITCHEN

13'4" x 9'5" (4.06m x 2.87m)  
Storage cupboard, door to rear aspect, double glazed window to rear aspect, boiler, built-in cooker and microwave, sink and drainer, electric hob and radiator.

## LANDING

9'3" x 6'6" (2.82m x 1.98m)  
Carpet, radiator, loft access and double glazed window to rear aspect.

## BEDROOM 1

15'5" x 11'1" (4.70m x 3.38m)  
Double glazed window to front aspect, radiator, carpet and fitted wardrobes.

## EN SUITE

7'2" x 6'3" (2.18m x 1.91m)  
Shower cubicle, vanity wash hand basin, WC, heated towel rail and double glazed window to front aspect.

## BEDROOM 2

10'10" x 9'5" (3.30m x 2.87m)  
Double glazed window to front aspect, radiator, built-in storage cupboard and carpet.

## BEDROOM 3

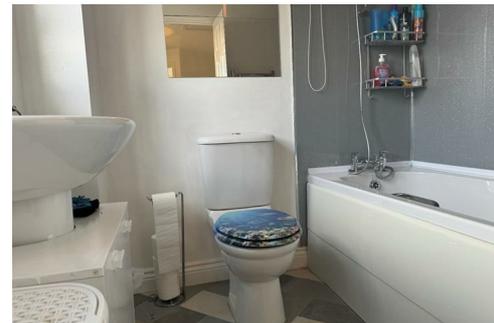
7'7" x 8'3" (2.31m x 2.51m)  
Double glazed window to rear aspect, radiator and carpet.

## BATHROOM

6'8" x 6'6" (2.03m x 1.98m)  
Double glazed window to rear aspect, bath, shower, wash hand basin, WC and heated towel rail.

## OUTSIDE

The property benefits from being on a corner plot and has a lovely outlook to the front of the property. The rear garden is easy maintenance in addition to having access to a detached garage.



## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

EU Directive 2002/91/EC

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.

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