



Harlsey Crescent, Stockton-On-Tees, TS18 5DG
3 Bed - House - Semi-Detached
£199,950

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Harlsey Crescent, TS18 5DG

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely three bedroom semi-detached property situated within the sought after area of Hartburn, Stockton-on-Tees.

The property briefly comprises of; Entrance Hall, Open-Plan Living / Dining Room creating double aspect views, Fitted Kitchen leading into a Utility/Downstairs WC and Internal Access to the Garage.

The First Floor provides a Landing, with Three Double Bedrooms, Separate WC and Shower Room.

Externally, the property has front and rear well maintained lawns, Single Driveway with Garage, whilst benefiting from an enclosed rear garden with a greenhouse.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.



GROUND FLOOR

Entrance Hall
8'5" x 7'10"

Living Room
10'0" x 14'11"

Dining Room
10'9" x 10'7"

Kitchen
10'4" x 12'2"

Rear Hallway
5'2" x 5'3"

Downstairs WC
5'4" x 2'9"

FIRST FLOOR

Landing
6'0" x 6'5"

Bedroom 1
14'8" x 11'11"

Bedroom 2
8'6" x 11'2"

Bedroom 3
7'1" x 11'11"

WC
4'2" x 2'11"

Bathroom
7'2" x 5'6"

SINGLE GARAGE
16'6" x 8'7"







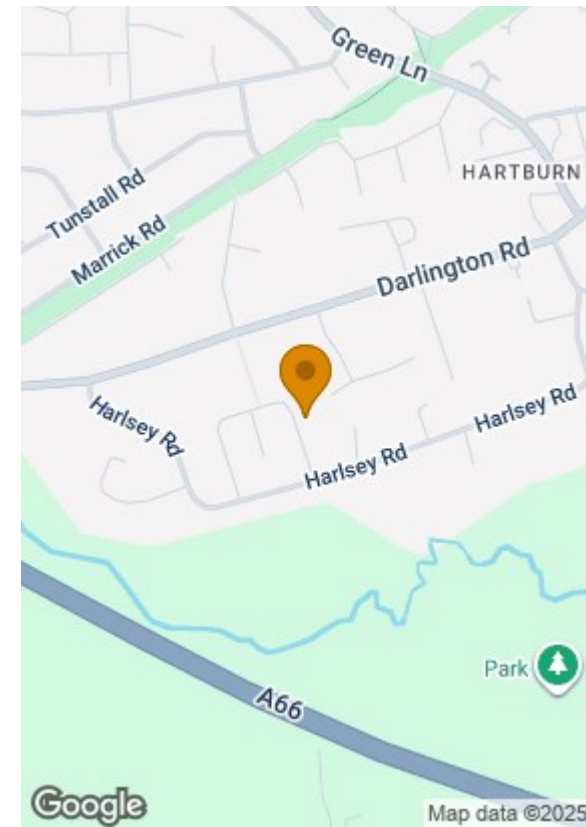
Approximate total area⁽¹⁾

1083 ft²
100.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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.

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