



Water Avens Way, Stockton-On-Tees, TS18 3UN
3 Bed - House - Townhouse
£170,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Water Avens Way, TS18 3UN

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTORS FOR BUY-TO-LET ***

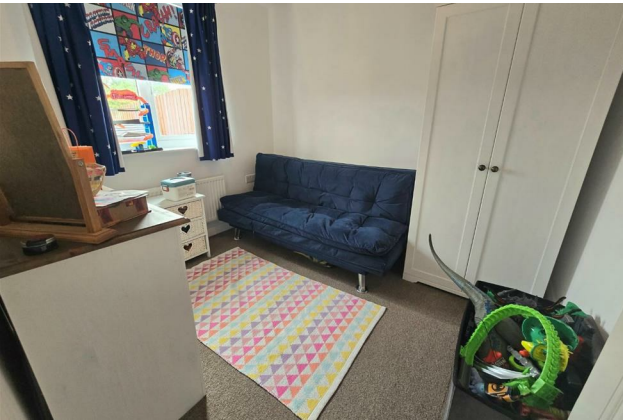
NEW TO THE MARKET with Smith & Friends this Three Storey Townhouse is ideal for a couple or growing family, or Investors for Buy-to-Let, offering good sized living space, attached garage and gardens to the front and rear.

Ideally located to provide excellent access onto the local road networks, yet positioned in a tranquil area, with riverside walks on the doorstep.

The Accommodation Comprises of: Entrance Hall, Cloakroom WC, Utility room and Playroom / 3rd Bedroom, to the First Floor the Lounge has a Balcony with Stunning Views, and a Fitted Kitchen and Breakfast Bar. The Second Floor has a further Two Double Bedrooms, (Master with En-Suite) and Family Bathroom.

Externally the enclosed rear garden is not overlooked, and the open plan front garden has Single Driveway and a single garage.

For a viewing contact SMITH AND FRIENDS - Estate Agents Ingleby Barwick



GROUND FLOOR

Entrance Hallway
19'10" x 3'1"

Bedroom 3
9'1" x 8'0"

Downstairs Bathroom
9'5" x 2'10"

Utility Room
5'4" x 6'2"

FIRST FLOOR

Landing
13'6" x 3'2"

Living Room
13'7" x 14'7"

Kitchen / Breakfast Bar
11'9" x 8'7"

SECOND FLOOR

Landing
2'10" m x 8'10"

Family Bathroom
6'11" x 5'8"

Bedroom 2
9'8" x 10'11"


Bedroom 1
13'8" x 8'7"


En-Suite
5'3" x 5'7"

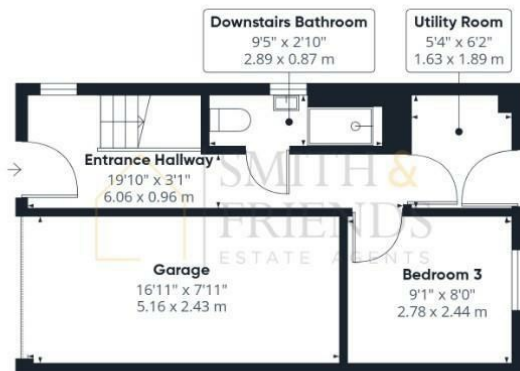
SINGLE INTEGRAL GARAGE
16'11" x 7'11"





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		
	77	89
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Ground Floor



Floor 1



Floor 2

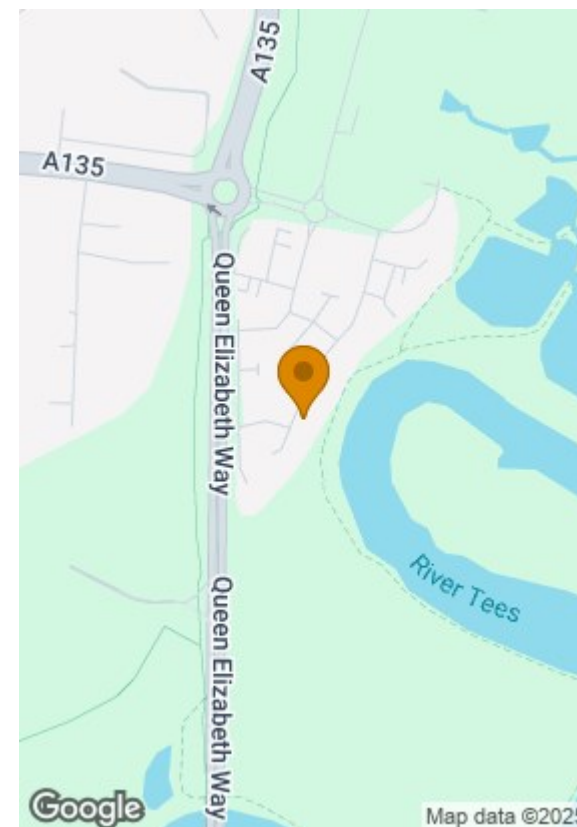
Approximate total area⁽¹⁾

1022 ft²
94.9 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		89
(81-91) B		
(69-80) C	77	
(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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