

## 54 Faraday Drive

Hardwick, Stockton, TS19 8NY

AVAILABLE NOW - SORRY NO SMOKERS OR PETS - MODERN TERRACED HOUSE presented to a HIGH STANDARD throughout. This beautiful property would make an IDEAL home and is situated on a modern development within easy access of local amenities and the A177 is close by for commuting. Internal accommodation comprises hallway, CLOAKROOM/WC, kitchen fitted with high gloss units and a lounge with French doors leading to the rear garden. There are 2 DOUBLE BEDROOMS located on the first floor along with a modern fitted bathroom. Off road parking is available to the front aspect and to the rear aspect is an attractive enclosed garden designed for low maintenance with timber decked area and water feature. Viewings are essential to appreciate.

£725 PCM

# 54 Faraday Drive

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- MODERN TERRACED HOUSE
- IMMACULATELY PRESENTED
- COUNCIL TAX BAND B
- 2 BEDROOMS
- OFF ROAD PARKING
- ENERGY PERFORMANCE RATING C
- CLOAKROOM/WC
- ENCLOSED REAR GARDEN

ENTRANCE HALL

CLOAKROOM

LOUNGE

15'1" x 12'11" (4.60 x 3.94 (4.59 x 3.93))

KITCHEN

8'0" x 6'5" (2.44 x 1.96)

LANDING

BEDROOM 1

13'0" x 8'4" (3.96 x 2.54)

BEDROOM 2

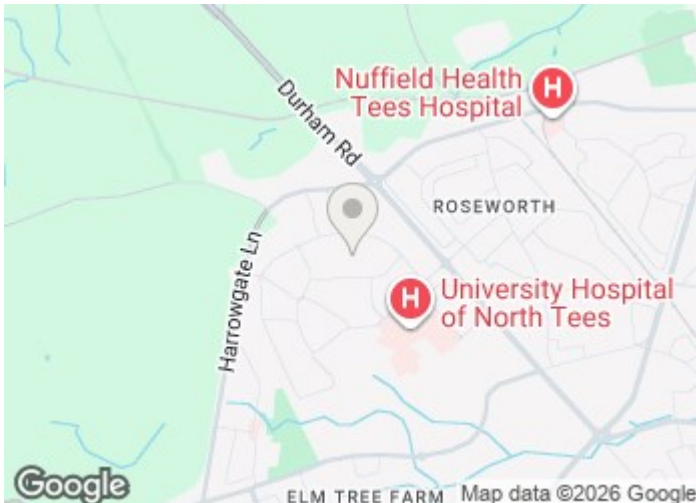
12'11" x 8'0" (3.94 x 2.44)

BATHROOM

6'5" x 6'4" (1.96 x 1.93)

EXTERNALLY

ENERGY PERFORMANCE CERTIFICATE (EPC)

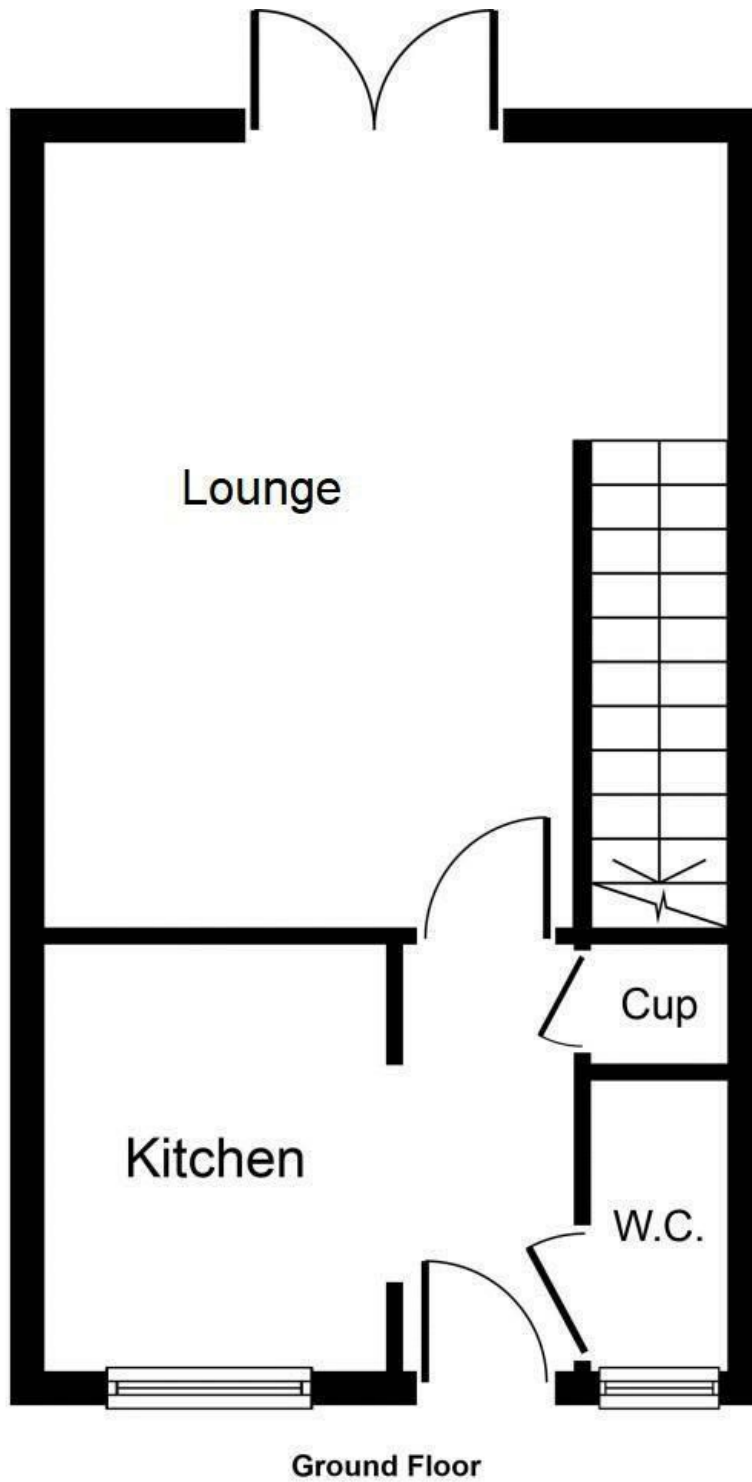


Directions





# Floor Plan



Ground Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	