



This beautifully presented, newly built home is ready to move straight into and offers modern living in a highly sought-after location. Ideally situated close to Hartburn Village, with excellent access to the A66, as well as the popular areas of Eaglescliffe and Yarm, this property is perfect for commuters and families alike.

The ground floor comprises a welcoming entrance hallway, a spacious lounge, and a contemporary open-plan kitchen/diner with French doors opening onto the rear garden — ideal for entertaining and everyday family life.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom benefitting from its own ensuite shower room, along with a modern family bathroom.

Externally, the property boasts a private rear garden and ample driveway parking. To the front, there is a lovely open outlook, enhancing the home's overall appeal.

An ideal purchase for first-time buyers or those looking for a stylish, low-maintenance home in a convenient location.

**Dent Road, Stockton-On-Tees, TS21 1FX**

**3 Bed - House - End Terrace**

**£185,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**

**Dent Road, Stockton-On-Tees, TS21 1FX**



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |         |           |
| (91-90) <b>B</b>  | 89      |           |

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.

Energy Efficiency Rating

| Rating | Score Range | Current                                     | Potential |
|--------|-------------|---|-----------|
| A      | (92 plus)   | Very energy efficient - lower running costs |           |
| B      | (81-91)     |   | 89        |
| C      | (69-80)     |   |           |
| D      | (55-68)     |   |           |
| E      | (39-54)     |   |           |
| F      | (21-38)     |   |           |
| G      | (1-20)      | Not energy efficient - higher running costs |           |

EU Directive 2002/91/EC

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