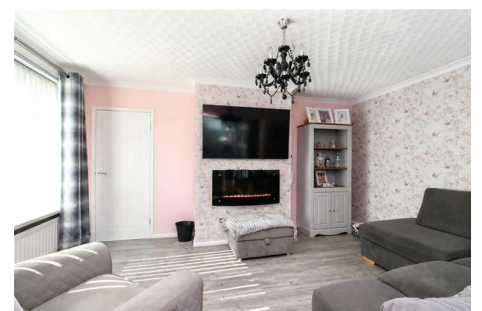


# Harper & Co

Estate Agents Ltd

<https://www.harperandcoestateagents.co.uk>



## Hardwick Road

, Stockton-On-Tees, TS19 8DN

Immaculately Presented Two Bedroom Home | Loft Conversion | Corner Plot | Close To North Tees Hospital

Situated Within A Popular And Convenient Area Of Stockton-On-Tees, Just A Short Distance From North Tees Hospital, This Immaculately Presented Two Bedroom Home With Detached Garage Offers Stylish Living, Additional Loft Space And A Generous Corner Plot — Making It An Ideal Purchase For First Time Buyers, Investors Or Those Looking For Strong Rental Potential.

**Offers in excess of £107,000**

# Hardwick Road

, Stockton-On-Tees, TS19 8DN



- Immaculately Presented Two Bedroom Home
- Spacious Lounge With Bay Window And Feature Fireplace
- Loft Conversion With Skylights Providing Additional Living Space
- Convenient Access To Local Amenities, Transport Links And Commuter Routes
- Located Close To North Tees Hospital – Ideal For Rental Demand
- Open Plan Kitchen/Diner With Recently Fitted Kitchen
- Generous Corner Plot Position & Low Maintenance Rear Garden
- Excellent Investment Opportunity With Strong Rental Potential
- Two Well Appointed Double Bedrooms
- Detached Garage & Parking To The Rear Via Instow Close

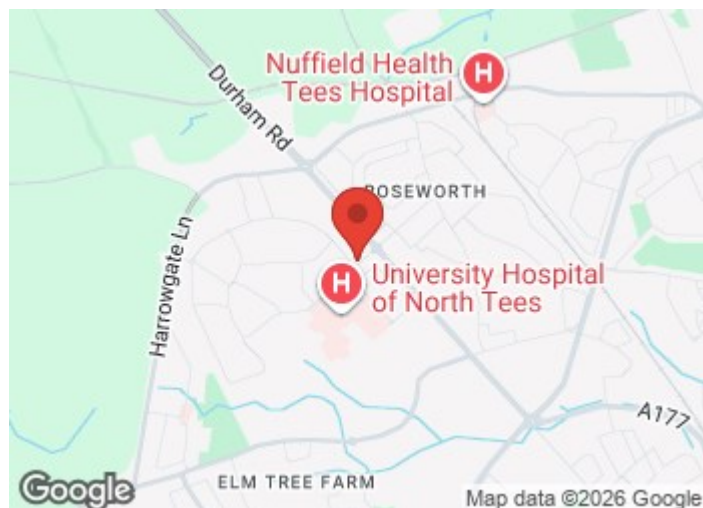
## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice

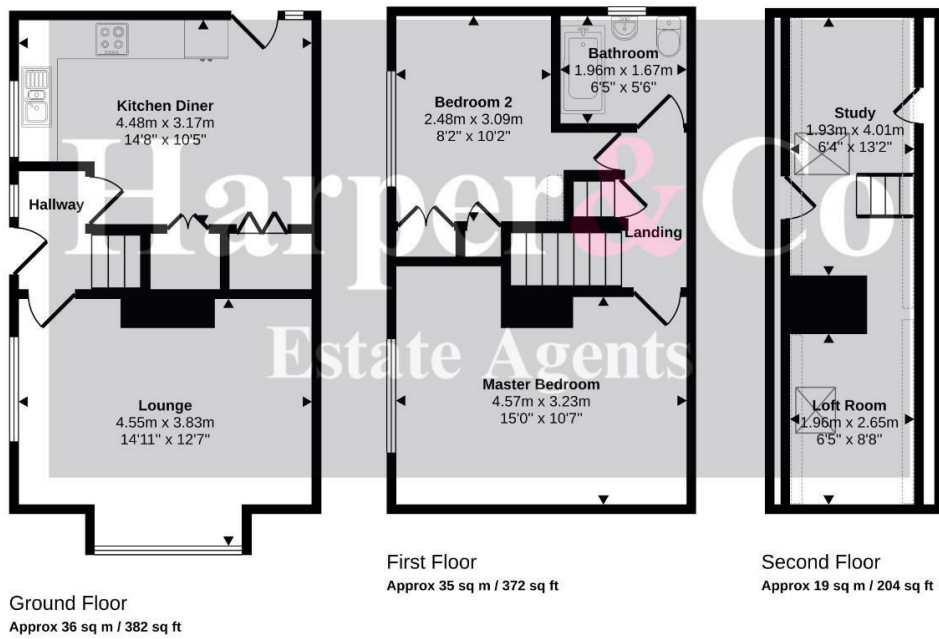


## Directions



# Floor Plan

Approx Gross Internal Area  
89 sq m / 958 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	