



This well-positioned three-bedroom property has come to the market with no forward chain and vacant possession, making it an ideal opportunity for both owner-occupiers and investors.

One of the property's key advantages is its excellent location within walking distance of North Tees Hospital, making it particularly appealing to hospital staff and healthcare professionals. The property could also offer strong rental potential for investors seeking a conveniently located investment.

The accommodation briefly comprises an entrance hallway, spacious lounge, and open-plan kitchen/diner with direct access to the rear garden. The garden benefits from two useful outhouses, providing additional storage or potential workspace.

To the first floor, there are three bedrooms, a wet room, and a separate WC.

With its convenient location, three-bedroom accommodation, and no onward chain, this property represents an excellent opportunity for a range of buyers and investors.

Kepier Close, Hardwick, Stockton-On-Tees, TS19 8DH

3 Bed - House - Mid Terrace

£110,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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- Entrance Hallway
Stairs, front entrance door, 1 x radiator and understairs storage.
- Lounge
1 x front double glazed bay window, carpet flooring, fire/surround and radiator.
- Diner
Rear double glazed window, carpet, radiator and open plan with kitchen.
- Kitchen
Rear access door, flooring and rear double glazed window.
- Landing
Carpet flooring, loft access and storage cupboard.
- Bedroom
1 x front double glazed window, carpet flooring, 1 x radiator and storage.
- Bedroom
1 x rear double glazed window, carpet flooring, radiator and storage.
- Bedroom
1 x front double glazed window, carpet flooring, storage and radiator.
- Wet Room
Rear double glazed window, wash hand basin, heated towel rail and walk in shower.
- W/c
Rear double glazed window and w/c.



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		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		62	76
		EU Directive 2002/91/EC	