



The property is offered to the market with no forward chain and vacant possession, making it an ideal opportunity for buyers looking for a straightforward and hassle-free purchase.

Upon entering, you are welcomed by a spacious entrance hallway that benefits from ample built-in storage. To the front of the property is the main lounge.

To the rear, the property features a generous fitted kitchen with plenty of worktop and storage space, which flows through to two additional reception rooms. These versatile spaces offer excellent flexibility and could be used as a dining room, family room, home office, playroom, or additional sitting area depending on individual requirements. The layout lends itself well to modern family living and entertaining.

The upper floor comprises three well-proportioned bedrooms and two bathrooms. In addition, there is a further room accessed via one of the bathrooms, which could serve as a dressing room, study, nursery, or storage space, subject to the purchaser's needs.

Although the property would benefit from renovation and modernisation, it offers generous internal space and has already been extended, providing a strong foundation for further improvement. Situated within a quiet cul-de-sac location, the home enjoys a peaceful setting while remaining conveniently positioned for local amenities and transport links.

Please note that Terms & Conditions apply to the purchase of this property.

**Briardene Court, Bishopsgarth, Stockton-On-Tees, TS19 8UX**

**3 Bed - House - Semi-Detached**

**£170,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



# Briardene Court, Stockton-On-Tees, TS19 8UX

## ENTRANCE HALLWAY

4'6 x 12'9 (1.37m x 3.89m)

Side entrance door, double glazed window to front aspect, storage cupboard, radiator.

## LOUNGE

14'3 x 14'6 (4.34m x 4.42m)

Double glazed window to front aspect, carpet flooring, radiator, stairs to upper level.

## DINING ROOM

8'8 x 14'5 (2.64m x 4.39m)

Carpet flooring, radiator, access to third reception room.

## THIRD RECEPTION ROOM

11'9 x 7'11 (3.58m x 2.41m)

Carpet flooring, double glazed window and access door.

## KITCHEN

17'6 x 9'6 (5.33m x 2.90m)

Two double glazed windows to side aspect, double glazed window to rear aspect, flooring.

## LANDING

7'7 x 6' (2.31m x 1.83m)

Carpet, loft access.

## BEDROOM ONE

15'6 x 8'4 (4.72m x 2.54m)

Double glazed window to front aspect, radiator, carpet.

## BEDROOM TWO

9'1 x 8'1 (2.77m x 2.46m)

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM THREE

10'8 x 10'9 (3.25m x 3.28m)

Double glazed window to front aspect, carpet.

## BATHROOM/WC

6' x 6'1 (1.83m x 1.85m)

Bath, wash hand basin, WC, double glazed window to rear aspect.

## SEPARATE WC

13'7 x 12'6 (4.14m x 3.81m)

Bath, vanity wash hand basin, WC, access to bedroom, storage cupboard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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