



Well presented throughout this three bedroom semi detached house comes to market ready to move straight into. The property is decorated to a high standard offering great family living. The floorplan comprises of an entrance hallway, open plan living/dining area and modern fitted kitchen. The upper level has three bedrooms and a modern bathroom. Externally: Well maintained enclosed rear garden with a patio/seating area, lawn to borders, ample parking with a side driveway and garage. Location: Scruton Close is located in a lovely cul-de-sac with shops, schools and local amenities close by. Call Smith & Friends to arrange viewing. You will not be disappointed !!!!

Scruton Close, Hartburn, Stockton-On-Tees, TS18 5LQ

3 Bed - House

£187,500

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



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ESTATE AGENTS

Scruton Close, Stockton-On-Tees, TS18 5LQ

HALLWAY
11'2 x 6'1 (3.40m x 1.85m)
uPVC double glazed front door, radiator, under stairs cupboard and stairs to upper floor.

LIVING ROOM
13'2 x 10'6 (4.01m x 3.20m)
Double glazed window to front aspect, archway to dining room, radiator, fire and surround and coved ceiling.

DINING ROOM
10'10 x 9'3 (3.30m x 2.82m)
Carpet flooring, double glazed doors to the rear. radiator and coved ceiling.

LANDING
8'4 x 5'9 (2.54m x 1.75m)
Carpet flooring, double glazed window to side aspect and loft access.

BEDROOM 1
13'4 x 10'1 (4.06m x 3.07m)
Carpet flooring, double glazed window to front aspect, radiator and built-in fitted wardrobes.


BEDROOM 2
11'3 x 10'6 (3.43m x 3.20m)
Laminate flooring, double glazed window to front aspect, radiator and built-in storage cupboard.

Bedroom 3
6'11 x 6'4 (2.11m x 1.93m)

BATHROOM
6'1 x 6'3 (1.85m x 1.91m)
Tiled floor, double glazed window to rear aspect, bath, shower, vanity wash hand basin, vanity WC, heated towel rail and spot lights.



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			86
(81-91) B			
(69-80) C		64	
(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	

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