



Ideal investment or first time buyer purchase this three bedroom property which is located close to North Tees Hospital, local amenities, schools and bus routes comes to the market through Smith & Friends Estate Agents. The property comprises of an entrance hallway, lounge, kitchen and rear lobby. The upper level has a family bathroom and three bedrooms. This mid terrace house is chain free and vacant possession.

**Carburt Road, Hardwick, Stockton-On-Tees, TS19 8RZ**

**3 Bed - House**

**£100,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Carburt Road, Stockton-On-Tees, TS19 8RZ

**Hallway**  
1 x radiator, laminate flooring, 1 x front UVPC door and under stairs storage cupboard.

**Lounge**  
1 x front double glazed window, 1 x radiator, laminate flooring and coved ceiling.

**Kitchen**  
Laminate flooring, 1 x radiator, 1 x rear double glazed window, part tiles, electric hob and oven. Cooker hood, stainless steel sink and drainer. Wall and base units.

**Rear Porch/Lobby**  
Laminate flooring, 1 x rear double glazed window and 1 x rear external door.

**Landing**  
Carpet flooring, airing cupboard, loft access and carpet flooring.

**Bedroom**  
1 x front double glazed window, 1 x radiator and carpet flooring

**Bedroom**  
1 x rear double glazed window, carpet flooring and 1 x radiator.

**Bedroom**  
Carpet flooring, 1 x front double glazed window, 1 x radiator and bulk head.

**Bathroom**  
Vanity wash hand basin, w/c bath, shower, 1 x radiator, extractor fan and 1 x rear double glazed window.

**External**  
Low maintenance rear garden, split level.  
Front low maintenance suitable for parking.



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			88
(81-91) B			
(69-80) C			59
(55-68) D			
(39-54) E			
(21-38) F			1-20
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS