



Selling with a tenant in situ this three bedroom semi detached house is located in Hardwick, Stockton. The property would be a great investment purchase already obtaining a good yield. The house comprises of an entrance hallway, lounge, kitchen with breakfast bar, utility are and downstairs cloakroom. The upper floor has three bedrooms and a family bathroom.

Carburt Road, Hardwick, Stockton-On-Tees, TS19 8RZ
3 Bed - House - Terraced
£90,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



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FRIENDS
ESTATE AGENTS

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

ENTRANCE HALLWAY

14'6" x 6" (4.42m x 1.83m)

uPVC double glazed front door with laminate flooring, under stairs cupboard and radiator.

LOUNGE

11'4" x 13'1" (3.45m x 3.99m)

Double glazed window to front aspect, radiator and carpet.

CLOAKROOM

5' x 2'10" (1.52m x 0.86m)

WC, wash hand basin and cupboard.

KITCHEN

9'8" x 10'6" (2.95m x 3.20m)

Laminate flooring, spot lights, breakfast bar, electric hob/oven, part tiling, double glazed window to rear aspect and radiator.

UTILITY

6'7" x 5'6" (2.01m x 1.68m)

Laminate flooring, radiator and double glazed window to rear aspect.

LANDING

7' x 2'9" (2.13m x 0.84m)

Carpet, spot lights, loft access and airing cupboard.

BEDROOM 1

11'6" x 10'10" (3.51m x 3.30m)

Double glazed window to front aspect and carpet.

BEDROOM 2

9'7" x 11' (2.92m x 3.35m)

Double glazed window to rear aspect, carpet and radiator.

BEDROOM 3

8'5" x 8'5" (2.57m x 2.57m)

Double glazed window to front aspect, carpet and cupboard.

BATHROOM/WC

5'6" x 8'4" (1.68m x 2.54m)

Bath, shower, WC, vanity wash hand basin, two double glazed windows to rear aspect, heated towel rail, spot lights and part tiling.

OUTSIDE

To the rear there is a grassed area in addition to having a decked area.



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		84

EU Directive 2002/91/EC

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