



This lovely two bedroom house would be the perfect starter home. Located in a cul-de-sac and having the advantage of two parking bays.

The property comprises of an entrance hallway, cloakroom, spacious lounge and kitchen/dining area on the ground floor. The upper floor offers two double bedrooms and bathroom. Externally. Private enclosed rear garden perfect

**Harwood Court, Stockton-On-Tees, TS18 2FE**

**2 Bed - House - End Terrace**

**£124,995**

**EPC Rating:**

**Council Tax Band:**

**Tenure: Freehold**

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## Entrance Hallway

Carpet flooring, stairs to upper level, door to the front and 1 x radiator.

## Cloakroom

1 x front double glazed window, w/c, wash hand basin and 1 x radiator.

## Lounge

Storage cupboard, carpet flooring, 1 x front double glazed window and 1 x radiator.

## Kitchen/Dining

Read double glazed doors, 1 x rear double glazed window, 1 x radiator, wall and base units.

## Landing

Carpet flooring and loft access.

## Bedroom

Carpet flooring, 1 x radiator, 2 x front double glazed windows and storage cupboard.

## Bedroom

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

## Bathroom

1 x side double glazed window, bath, shower facilities, w/c, 1 x radiator and part tiled.

## External

Double Driveway.

Side Access.

Low Maintenance Rear Garden.



## Energy Efficiency Rating

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

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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