



High specification this well presented three bedroom semi detached house is in an excellent location close to shops, school and local amenities. The property is immaculate throughout and presented to a high standard. Comprising of open plan kitchen/lounge, cloakroom and stairs leading to the upper floor on the ground floor. The upper offers a master bedroom with an ensuite, two further bedrooms and a family modern bathroom. With no work required the buyer has the peace of mind to move straight in. Ideal family or first time buyer purchase. Externally : Rear enclosed garden mainly laid to lawn with generous patio/seating area and ample parking to the front of the house.

**Hay Close, Hardwick, Stockton-On-Tees, TS19 8GR**

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

**£175,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



# Hay Close, Stockton-On-Tees, TS19 8GR

## KITCHEN

16'4 x 25'5 (4.98m x 7.75m)

1 x front double glazed window, open plan with lounge, stairs access to upper level and flooring.

## LOUNGE

Stairs to upper level, double glazed rear doors, flooring and 1 x radiator.

## CLOAKROOM

4'6 x 5'5 (1.37m x 1.65m)

1 x front double glazed window, w/c, wash hand basin, tiled and spot lights.

## LANDING

3' x 10'9 (0.91m x 3.28m)

Carpet flooring, storage cupboard and 1 x side double glazed window.

## BATHROOM

7'7 x 5'6 (2.31m x 1.68m)

1 x front double glazed window, bath, w/c, wash hand basin, heated towel rail, shower facilities, fully tiled, extractor fan and spot lights.

## BEDROOM

8'6 x 7'9 (2.59m x 2.36m)

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

## EN SUITE

3'10 x 7'4 (1.17m x 2.24m)

Walk in shower, w/c, wash hand basin, extractor fan, spot lights, heated towel rail and fully tiled

## BEDROOM

6'4 x 11'3 (1.93m x 3.43m)

1 x front double glazed window, carpet and 1 x radiator.

## BEDROOM

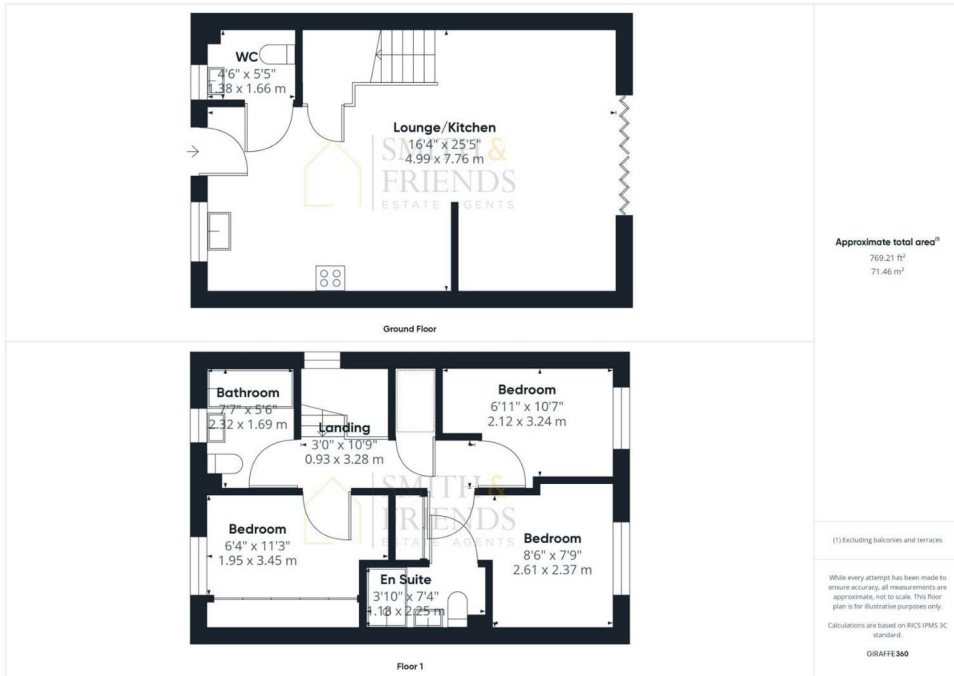
6'11 x 10'7 (2.11m x 3.23m)

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

## EXTERNALLY

Laid to lawn rear garden with seating patio area and side access.

Ample parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		84	
(69-80) C			
(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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