



Smith & Friends are delighted to bring to the market this modern three bedroom semi detached house. Advertised no forward chain and vacant possession the property is close to North Tees Hospital, shops, local amenities and schools. The property comprises of an entrance hallway, cloakroom, spacious lounge and modern fitted kitchen to the ground floor. The upper level offers three good size bedrooms and a bathroom with walk in shower facilities. External: Two parking bays, front outside tap and spacious rear garden part laid to lawn and patio area.

New Earswick Street, Stockton-On-Tees, TS19 8EU

3 Bed - House - End Terrace

£145,000

EPC Rating:

Council Tax Band:

Tenure:



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Hallway

Flooring, front double glazed entrance door and 1 x radiator.

Cloakroom

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

Lounge

Carpet flooring, 1 x front double glazed window, 1 x side double glazed window, 2 x radiators, wall electric mounted fire and stairs leading to the upper level.

Kitchen

Storage cupboard, 1 x rear double glazed window, double glazed rear doors, sink/drain, a range of wall and base units.

Landing

Carpet flooring and loft access.

Bedroom

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

Bedroom

Carpet flooring, 1 x radiator and 1 x front double glazed window.

Bedroom

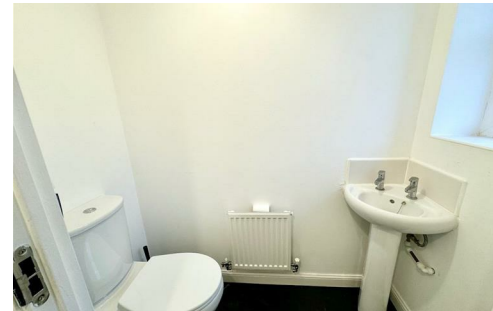
Carpet flooring, 1 x radiator and 1 x front double glazed window.

Bathroom

1 x rear double glazed window, wash hand basin, radiator, w/c and walk in shower.

External

Double driveway, front outside tap and generous rear garden with storage shed.



Energy Efficiency Rating

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