



High Specification and well presented externally and internally this property is an ideal family purchase. The property comprises of an entrance hallway, spacious lounge, modern upgraded kitchen/dining area, utility and cloakroom on the ground floor. The upper level offers three excellent bedrooms, family bathroom and the master bedroom having a modern ensuite. Externally: Corner plot - gardens to front, side and rear. Integral Garage and ample parking. Location: Not too far away drive to Hartburn Village, Eaglescliffe and Stockton. Excellent for A66 commuting. Call Smith & Friends to arrange a viewing.

Dent Road, Stockton-On-Tees, TS21 1FX

3 Bed - House - Detached

£250,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



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Hallway
Flooring, door front elevation and storage cupboard.

Lounge
Double doors leading to garden, flooring and double glazed window

Kitchen
Breakfast bar, double glazed windows, access to utility room and cloakroom.

Utility
Access to garage, wall and base units.

Cloakroom
Wash hand basin, w/c, storage, spot lights.

Landing
Carpet flooring.

Bedroom
Double glazed window, fitted robes, carpet flooring and radiator.

Ensuite
Shower cubicle, wash hand basin, w/c and double glazed window.

Bedroom
Double glazed window, carpet flooring and radiator.

Bedroom
Double glazed window, carpet flooring and radiator.

External
Parking, garage, gardens to the front/side and rear.



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		94
(81-91) B	84	
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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