



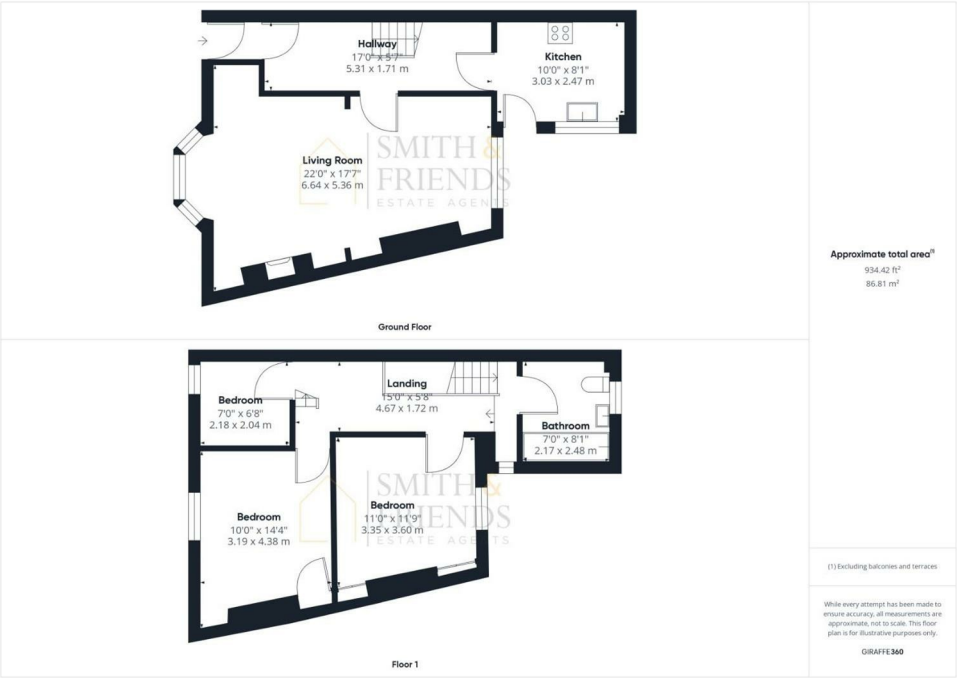
This spacious property has come to the market for sale and would be an ideal investment purchase. On the ground floor the property comprises of an entrance hallway, open plan lounge/diner and fitted kitchen with gas central heating. The upper floor offers three bedrooms an excellent size bathroom and a loft room as an added benefit. The property is close to amenities, shops and schools. Pls call Smith & Friends to arrange a viewing. 01642 607555.

**Poplar Grove, Stockton-On-Tees, TS18 3JD**  
**3 Bed - House - End Terrace**  
**Or Nearest Offer £85,000**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**



Poplar Grove, Stockton-On-Tees, TS18 3JD

- HALLWAY  
17' x 5'7 (5.18m x 1.70m)
- LOUNGE  
22' x 17'7 (6.71m x 5.36m)
- KITCHEN  
10' x 8'1 (3.05m x 2.46m)
- LANDING  
15' x 5'8 (4.57m x 1.73m)
- BEDROOM  
10' x 14'4 (3.05m x 4.37m)
- BEDROOM  
11' x 11'9 (3.35m x 3.58m)
- BEDROOM  
7' x 6'8 (2.13m x 2.03m)
- BATHROOM  
7' x 8'1 (2.13m x 2.46m)



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) <b>A</b>		86
(81-91) <b>B</b>	73	
(69-80) <b>C</b>		
(55-58) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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