



Perfect for a first time buyer or an investor this THREE bedroom corner plot property has come to the market with no forward chain. The property is close to North Tees Hospital, shops, schools and local amenities making it a great purchase. Comprising of a spacious entrance hallway, downstairs WC, lounge and fitted kitchen on the ground floor. The upper level offers three bedrooms and a family bathroom. External: Corner plot with ample parking to the front of the property and gardens mainly laid lawn. Call Smith & Friends to arrange a viewing.

Fleming Close, Stockton-On-Tees, TS19 8PQ
3 Bed - House - End Terrace
£135,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold



Fleming Close, Stockton-On-Tees, TS19 8PQ

ENTRANCE HALLWAY

Double glazed door to side, laminate flooring and radiator.

DOWNSTAIRS WC

2'11 x 5'9 (0.89m x 1.75m)

WC, wash hand basin, part tiling, radiator, laminate flooring and double glazed window to side aspect.

LOUNGE

13'5 x 15'8 (4.09m x 4.78m)

Double glazed window to front aspect, fire and surround, laminate flooring and radiator.

KITCHEN

13'4 x 8'9 (4.06m x 2.67m)

Double glazed door to rear aspect, double glazed window to rear aspect, part tiling, radiator and spot lights.

LANDING

BEDROOM

11'6 x 11'4 (3.51m x 3.45m)

Two double glazed windows to front aspect, fitted wardrobes, storage cupboard and carpet.

BEDROOM

7'4 x 11' (2.24m x 3.35m)

Double glazed window to rear aspect, carpet and radiator.

BEDROOM

7'2 x 5'10 (2.18m x 1.78m)

Double glazed window to rear aspect, carpet, fitted wardrobes and radiator.

BATHROOM

7'4 x 5'3 (2.24m x 1.60m)

Double glazed window to side aspect, bath, shower, wash hand basin, WC, radiator, spot lights, tiled flooring and extractor fan.



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 |
|---|---|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 72 | |
| (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 | |

21 Bishop Street, Stockton-on-Tees, TS18 1SY
 01642 607555
 stockton@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

