



Ready to proceed with no forward chain this three bedroom semi detached house has come to market with Smith & Friends Estate Agents. The property comprises of a welcoming entrance hallway, open plan lounge, dining room and a fitted kitchen on the ground floor. The upper level offers three bedrooms and a family bathroom. External: Mainly laid to lawn, patio seating area and a side driveway for ample parking. Located in Fairfield, Stockton the property is situated in a cul-de-sac and is close to schools, shops and local amenities. The property would be an ideal first time buyer purchase or a great family buy. Call Smith & Friends to arrange a viewing on 01642 607555.

Cardinal Grove, Stockton-On-Tees, TS19 7ST

3 Bed - House - Semi-Detached

£165,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Cardinal Grove, Stockton-On-Tees, TS19 7ST



ENTRANCE HALLWAY

LOUNGE

Double glazed window to front aspect, carpet, radiator, archway to dining room, fire and surround and low level storage cupboard.

DINING ROOM

Double glazed window to rear aspect, carpet and radiator.

KITCHEN

Tiled flooring, electric hob, electric oven and cooker hood, integrated fridge/freezer, double glazed window to side aspect, double glazed window to rear aspect and double glazed door to rear aspect.



LANDING

Double glazed window to side aspect, carpet and loft access.

BEDROOM ONE

Double glazed window to front aspect, radiator and carpet.



BEDROOM TWO

Double glazed window to rear aspect, radiator and storage cupboard.

BEDROOM THREE

Double glazed window to front aspect, laminate flooring, radiator and storage cupboard.

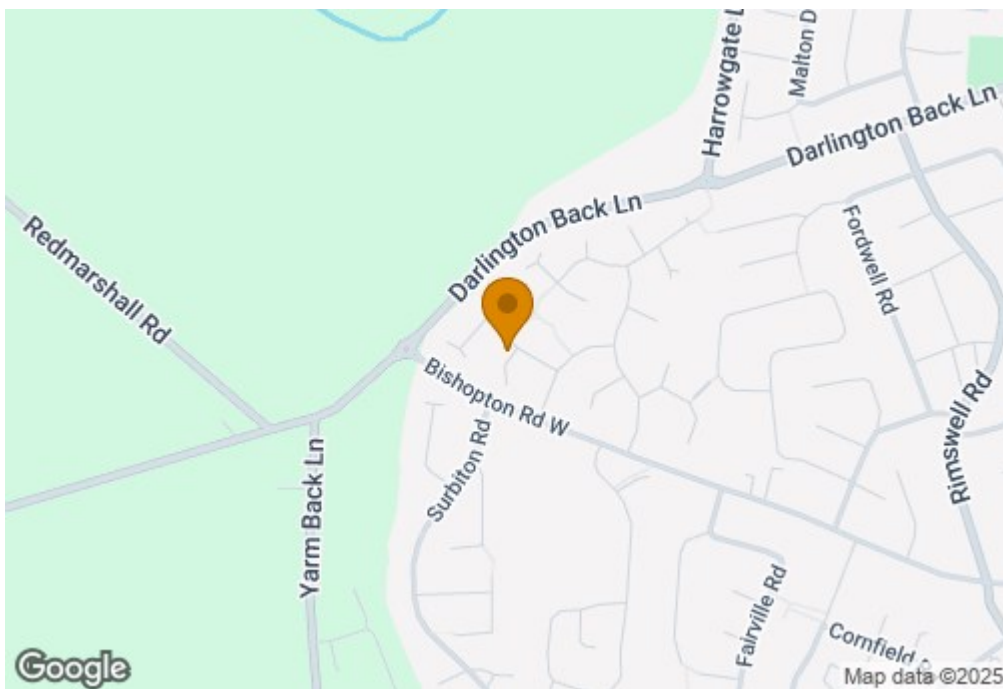


BATHROOM

Bath, shower, vanity wash hand basin, WC, tiled flooring, spot lights, heated towel rail and double glazed window to rear aspect.




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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 and conveyancing 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		
(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 

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