



Smith and Friends are delighted to bring to the market this modern three bedroom semi detached family home located in the sought after location of Fairfield. Internally comprising of entrance hallway, open plan living room/dining room, kitchen, landing, three bedrooms and family bathroom. Externally: driveway to the front, integral garage, gardens to front and rear with the rear having a patio area. Close to local amenities, schools, shops and transport links. Call Smith and Friends today to arrange a viewing on 01642 607555.

Barrhead Close, Fairfield, Stockton-On-Tees, TS19 7SB

3 Bed - House - Semi-Detached

£165,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



Barrhead Close, Stockton-On-Tees, TS19 7SB

ENTRANCE HALLWAY

Via double glazed front door, flooring, stairs to upper level.

LIVING ROOM

Open plan with dining room, carpet flooring, fire and surround. coved ceiling.

DINING ROOM

Double glazed patio doors to rear garden, coved ceiling, radiator and flooring.

KITCHEN

Double glazed window to rear aspects, wall and base units, tiling to walls, integrated fridge/freezer, electric hob, electric oven, one and a half sink and drainer, flooring.

LANDING

Access to three bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect, carpet flooring, coved ceiling and radiator.

BEDROOM TWO

Double glazed window to rear aspect and carpet flooring.

BEDROOM THREE

Double glazed window to rear aspect, carpet flooring and radiator.

BATHROOM

Double glazed window to front aspect, bath with shower over, wash hand basin, WC, tiling, flooring.



| 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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 **SMITH & FRIENDS**
ESTATE AGENTS