



An superbly well presented and spacious 3 bedroom end terrace house. This double bay fronted property comprises of entrance vestibule, hallway, lounge into dining area, kitchen, utility/w.c., landing, 3 bedrooms and bathroom/w.c. Externally there is an enclosed rear yard. The property is next to the lovely Ropner Park and would be an ideal first time buyer or family home. Benefitting from gas central heating, double glazing and 2 good size reception rooms, viewing is recommended.

Hampton Road, Oxbridge, Stockton-On-Tees, TS18 4DX

3 Bed - House - Mid Terrace

£140,000

EPC Rating: E

Council Tax Band: B

Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

Hampton Road, Stockton-On-Tees, TS18 4DX

- ENTRANCE VESTIBULE
- HALLWAY
- LOUNGE
- DINING AREA
- KITCHEN
- UTILITY/WC
- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM/WC



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		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	76	49
EU Directive 2002/91/EC		

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