



Fully refurbished to a very high standard throughout. This property is an excellent corner plot with a detached garage to the rear. An ideal purchase for a first time or an investor as no work is required. Comprising of an open plan entrance, cloakroom, modern fitted kitchen and spacious lounge on the ground floor. The upper level offers three bedrooms and a new fitted modern bathroom. External: Detached rear garage, parking to the rear and extra land to the side. Location: Situated close to schools, shops and local amenities. Buyers will not be disappointed. Pls call Smith & Friends Estate Agents to arrange a viewing on 01642 607555.

Chestnut Grove, Stockton-On-Tees, TS17 8AN

3 Bed - House - Terraced

£120,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Chestnut Grove, Stockton-On-Tees, TS17 8AN



ENTRANCE

uPVC double glazed front door, tiled flooring, stairs to upper level.

CLOAKROOM

WC, wash hand basin, tiled flooring.

LOUNGE

Double glazed window to front aspect, double glazed window to rear aspect, radiator, carpet.

KITCHEN

Double glazed window, cupboard, tiled flooring, electric hob, spot lights.

LANDING

Carpet.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed window, radiator, carpet.

BEDROOM THREE

Double glazed window to rear aspect, radiator, carpet.

BATHROOM

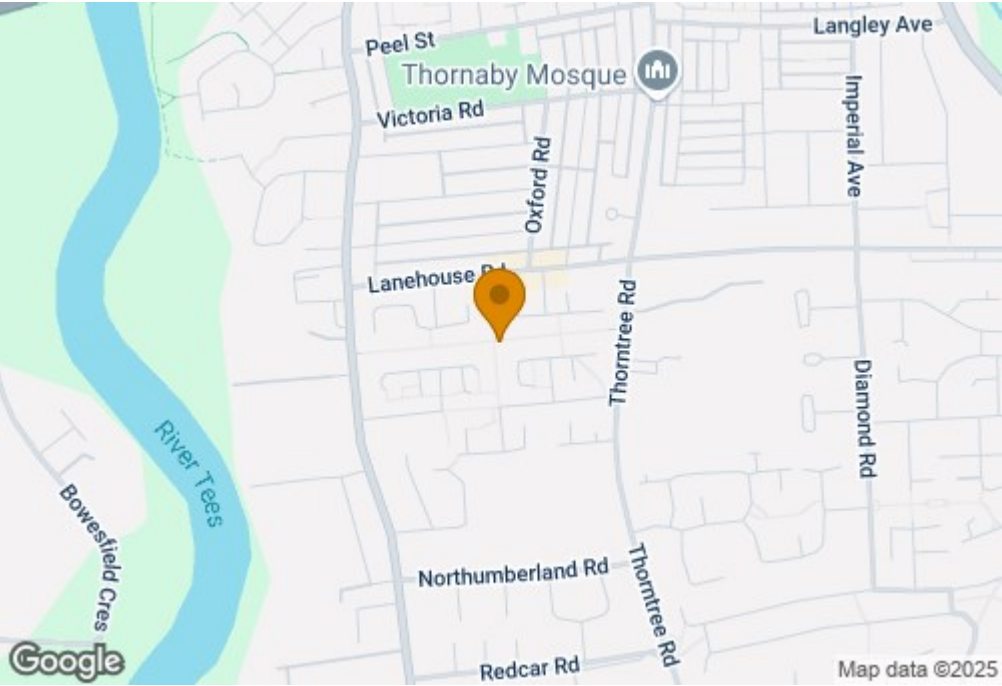
Bath with shower over, wash hand basin, WC, tiled flooring.

OUTSIDE

Rear garden, parking to rear with detached garage.




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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 

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

