



This perfect first time buyer property has come to the market ready to move straight into with no updating required. Comprising of an entrance hallway, downstairs cloakroom, spacious lounge and a modern kitchen on the ground floor. The upper level offers three bedrooms and a beautiful bathroom. External: Generous rear garden with double doors leading into the kitchen and a good size patio area great for entertaining. Ample parking to the side of the property and Harris court located in a cul-de-sac. Location: Situated close to Thornaby Centre, schools and local amenities.

Harris Court, Thornaby, Stockton-On-Tees, TS17 8GH
3 Bed - House - Semi-Detached
Offers Over £150,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold

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 ESTATE AGENTS

Harris Court, Stockton-On-Tees, TS17 8GH

Hallway

Entrance door, flooring and 1 x radiator.

Cloakroom

Flooring, 1 x double glazed window, w/c and wash hand basin

Lounge

Flooring, 1 x front double glazed window and 2 x radiators.

Kitchen

1 x rear double glazed window, double rear doors , understairs storage cupboard, gas hob, built in oven and 1 x radiator.

Landing

Carpet flooring and loft access.

Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x front double glazed window, carpet flooring, 1 x radiator and storage cupboard.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

1 x rear double glazed window, vanity wash hand basin, w/c, bath, shower, 1 x radiator and part tiled.

External

Generous rear garden, mainly laid to lawn, patio seating area and ample parking to the side of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(55-58) 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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