



Station Lane, TS25 1DW
3 Bed - House - Semi-Detached
£179,995

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



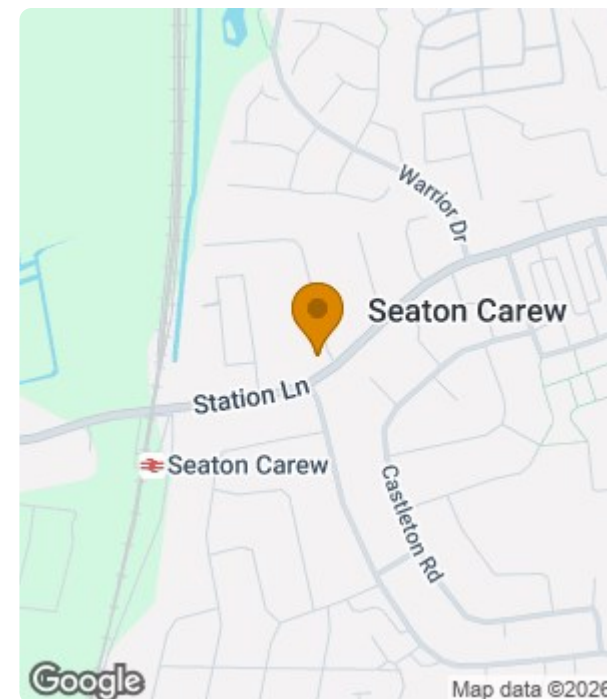
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A much improved three-bedroom traditional semi-detached home offering spacious, well presented accommodation with a bright and modern interior throughout. Ideal for families, the property boasts two generous reception rooms, well-proportioned bedrooms and excellent outdoor space, including a large enclosed rear garden ideal for any growing family. A generous front garden further enhances this impressive home, which is ready for its new owners to simply move in and enjoy.





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	62	77
(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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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