



4 Wrekenton Close, Stockton on Tees, TS19 8RS

We are acting in the sale of the above property and have received an offer of £80,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This three bedroom property has come to the market with no forward chain and vacant possession. The property would appeal to first time buyers or investors as it is located close to North Tees Hospital. Comprising of an entrance hallway, lounge, spacious kitchen and rear lobby leading into a garden room. The upper level offers a L shaped landing with storage, three bedrooms and a bathroom. External: Garden to the rear and street parking.

**Wrekenton Close, Hardwick, Stockton-On-Tees, TS19 8RS**

**3 Bed - House - Terraced**

**£70,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**

**SMITH & FRIENDS**  
ESTATE AGENTS

# Wrekenton Close, Stockton-On-Tees, TS19 8RS

## HALLWAY

15'5 x 6'2 (4.70m x 1.88m)

uPVC double glazed front door, carpet, radiator.

## LOUNGE

13'2 x 11'6 (4.01m x 3.51m)

Laminate flooring, fire and surround, radiator, double glazed window to front aspect.

## KITCHEN

13'10 x 9'1 (4.22m x 2.77m)

Double glazed window to rear aspect, radiator.

## REAR LOBBY

5'5 x 7'3 (1.65m x 2.21m)

Door to rear, carpet.

## CONSERVATORY

## LANDING

'L' shaped landing, carpet, cupboard and loft access.

## BATHROOM

6'4 x 8'2 (1.93m x 2.49m)

Bath, shower, wash hand basin, WC, double glazed window to rear aspect.

## BEDROOM ONE

12'5 x 16'2 (3.78m x 4.93m)

Window to front aspect.

## BEDROOM TWO

9'9 x 15'11 (2.97m x 4.85m)

Window to rear aspect.


## BEDROOM THREE

8'10 x 11'2 (2.69m x 3.40m)

Window to front aspect.



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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>66</b>	<b>66</b>
(1-20) <b>G</b>			
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

