







The property is offered for sale with vacant possession and benefits from having a new combi boiler fitted in May 2024 and Satisfactory EICR done in June 2025.

The accommodation is well laid out and comprises an inviting entrance hallway leading through to a comfortable lounge, alongside a spacious kitchen/diner that provides ample room for both cooking and entertaining. A separate utility area adds practicality, with a rear door giving direct access to the enclosed garden —perfect for outdoor use.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms and a single bedroom, all served by a family bathroom.

Ideally located in Hardwick, the property benefits from close proximity to North Tees Hospital, well-regarded schools, and a range of local amenities, making it an attractive option for tenants and homeowners alike.

High Newham Road, Hardwick, Stockton-On-Tees, TS19 8RY
3 Bed - House - End Terrace
£90,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

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High Newham Road, Stockton-On-Tees, TS19 8RY











Entrance Hallway
Flooring, entrance front door, stairs to upper and 1 x radiator.

Lounge
1 x front double glazed, flooring and 1 x radiator.

Kitchen
1 x rear double glazed window, flooring, 1 x radiator and part tiled.

Utility
Rear door and 1 x rear double glazed window.

Landing
Carpet, storage cupboard and loft access.

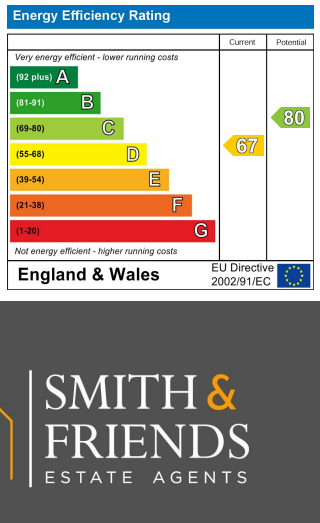
Bedroom
1 x front double glazed window, 1 x radiator and carpet flooring.

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

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

Bathroom
W/c, wash hand basin, bath, shower above bath, flooring, 1 x radiator and 2 x rear double glazed window.





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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