







NO FORWARD CHAIN – Offered for sale with vacant possession, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to create a home to their own taste. While the property would benefit from some updating and modernisation, it offers well-proportioned accommodation with plenty of potential.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge positioned to the front of the property and a fitted kitchen with access towards the rear. To the first floor are three bedrooms together with the family bathroom.

Externally, the property benefits from gardens to both the front and rear, providing useful outdoor space with scope for further improvement. Conveniently positioned close to North Tees Hospital, local schools, shops, amenities and transport links, the property is well placed for a range of buyers. With no forward chain it could make an ideal purchase for a first-time buyer, family or buy-to-let investor.

Early viewing is recommended to appreciate the potential this property has to offer.

**Carburt Road, Hardwick, Stockton-On-Tees, TS19 8RZ**
**3 Bed - House**
**£90,000**
**EPC Rating: C**
**Council Tax Band: A**
**Tenure: Freehold**

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# Carburt Road, Stockton-On-Tees, TS19 8RZ











Entrance Hallway
14'6" x 5'11" (4.42 x 1.82)

Lounge
13'0" x 12'8" (3.98 x 3.88)

Kitchen
13'9" x 9'8" (4.20 x 2.96)

Rear Lobby
6'6" x 5'5" (1.99 x 1.67)

Landing
8'1" x 6'10" (2.48 x 2.09)

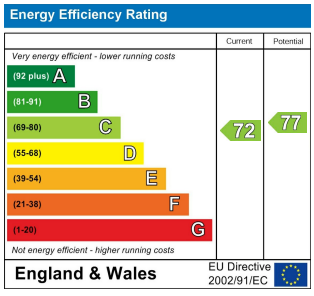
Bedroom 1
12'9" x 11'6" (3.89 x 3.52)

Bedroom 2
15'9" x 9'8" (4.81 x 2.96)

Bedroom 3
11'2" x 8'5" (3.41 x 2.57)

Bathroom/w..c
8'1" x 5'6" (2.47 x 1.68)




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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