



SMITH AND FRIENDS are now in receipt of an offer for the sum of £63,000 for 72 Willowsage Court, Stockton-on-Tees, TS18 3UQ. Anyone wishing to place an offer on this property should contact Smith and Friends Estate Agents, 21 Bishop Street, Stockton on Tees, TS18 1SY before exchange of contracts.

SMITH AND FRIENDS are delighted to offer this two bed top floor apartment with stunning views over the River Tees, on the popular Farriers Park development.

This contemporary apartment briefly comprises of entrance hallway, open plan kitchen/lounge with Juliet balcony offering un-spoilt views across the River Tees. Master bedroom with en-suite, second bedroom and main family bathroom.

This property also has intercom entry system and allocated parking.

**Willowsage Court, Stockton-On-Tees, TS18 3UQ**

**2 Bedroom - Apartment**

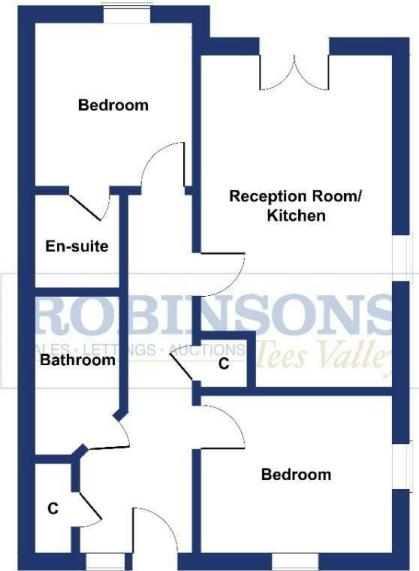
**£65,000**

**EPC Rating: E**

**Tenure: Leasehold**

**Council Tax Band: B**

## Willowsage Court



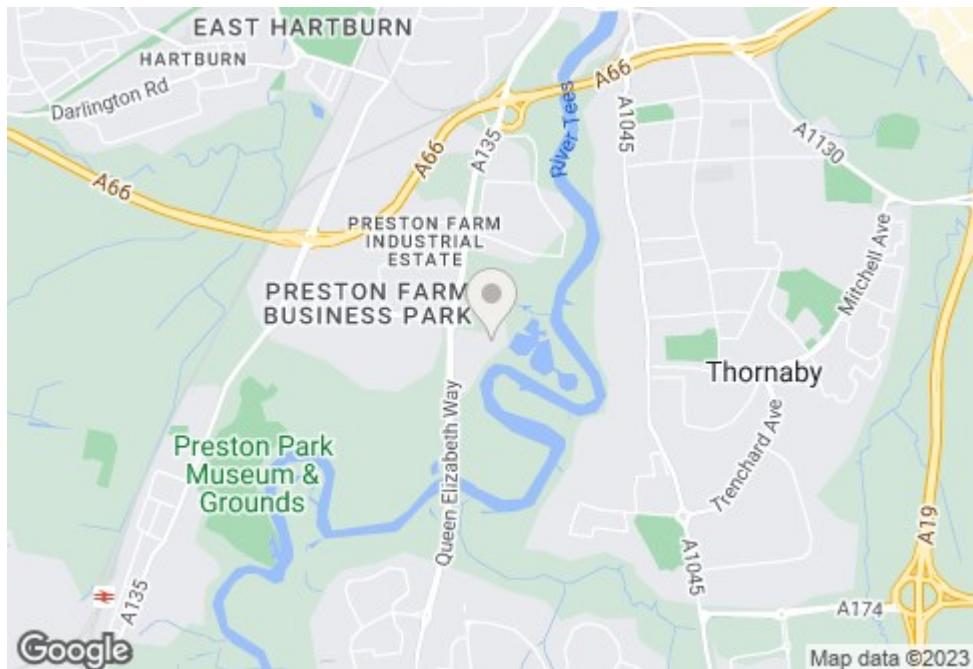
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.