



Well situated close to North Tees Hospital this three bedroom mid terrace house has come to the market with no forward chain and vacant possession. The property would make a fantastic first time buyer or investment purchase and is ready to move straight into. Comprising of an entrance hallway, lounge, separate dining room and spacious fitted kitchen on the ground floor. The upper level offers three bedrooms and a modern bathroom suite. External: Front and rear gardens with storage outbuildings to the rear.

Location: Walking distance to North Tees Hospital, bus routes, schools and local amenities making it a popular area for purchasers. Please Call SMITH & FRIENDS to arrange a viewing on 01642 607555.

Crookhall Walk, Hardwick, Stockton-On-Tees, TS19 8QG

3 Bed - House - Terraced

£90,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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Entrance Hallway
14'04 x 6'01 (4.37m x 1.85m)
Radiator, carpet flooring, entrance door and stairs to upper.

Lounge
13'04 x 12'02 (4.06m x 3.71m)
1 x front double glazed window, carpet flooring and 1 x radiator.

Dining Room
9'11 x 8'10 (3.02m x 2.69m)
Rear double glazed door, carpet flooring and access to kitchen.

Kitchen
9'08 x 9'04 (2.95m x 2.84m)
Rear double glazed window and access door.

Landing
8'07 x 6'03 (2.62m x 1.91m)
Carpet flooring and loft access.

Bedroom
12'01 x 11'06 (3.68m x 3.51m)
1 x front double glazed window, radiator and carpet flooring

Bedroom
12'04 x 9'03 (3.76m x 2.82m)
1 x front double glazed window, radiator and carpet flooring.

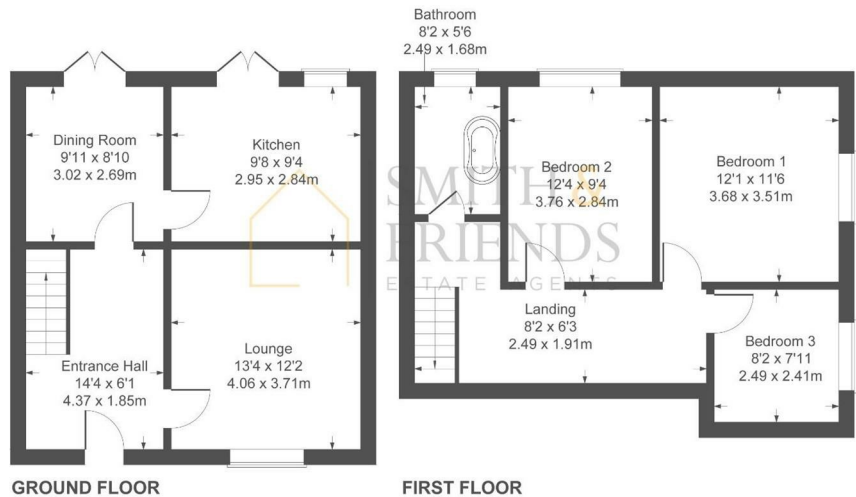
Bedroom
8'02 x 7'11 (2.49m x 2.41m)
1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom
8'02 x 5'06 (2.49m x 1.68m)
1 x rear double glazed window, w/c, wash hand basin and bath

External
Enclosed rear garden. Storage building.



Crookhall Walk
Approximate Gross Internal Area
1086 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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) A		87
(81-91) B		
(69-80) C	74	
(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		

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