



Situated on a desirable corner plot close to North Tees Hospital, this well-proportioned property offers excellent living space both inside and out.

The ground floor comprises a welcoming hallway, a spacious lounge, a separate dining room, and a fitted kitchen. To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from gardens to the front, rear, and side, along with ample off-street parking to the side. Ideally located, it is within easy reach of local schools, shops, and convenient bus routes.

The property is offered for sale via Online Auction, providing a secure and transparent buying process with a guaranteed opportunity to purchase.

**Corbridge Court, Hardwick, Stockton-On-Tees, TS19 8QL**

**3 Bed - House - End Terrace**

**£80,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



# Corbridge Court, Stockton-On-Tees, TS19 8QL

## ENTRANCE

## CLOAKROOM/WC

uPVC door, radiator, covered ceiling, tiled floor.

## LOUNGE

Double glazed window to front aspect, flooring, radiator.

## DINING ROOM

Double glazed window to rear aspect, uPVC door to rear aspect, wall and base units, radiator.

## LANDING

Carpet, loft access, storage cupboard, covered ceiling.

## BEDROOM ONE

Double glazed window to front aspect, carpet, storage, radiator.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to front aspect, radiator, carpet, covered ceiling, storage cupboard.



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	

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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