



This upper floor apartment has come to the market with beautiful views overlooking the River Tees. The apartment is spacious throughout and offer a generous hallway with ample storage, an open plan bright lounge/kitchen fitted with a range of wall and base units. Two bedrooms with the master bedroom having ensuite facilities and the main bathroom. Externally: Allocated parking. Location: Situated close to Preston Farm Industrial Estate this apartment is close to Yarm, Stockton and Preston Park. No forward chain and Vacant Possession. Terms & Conditions Apply.

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

**2 Bed - Flat**

**£60,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**

 **SMITH & FRIENDS**  
ESTATE AGENTS



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## Entrance Hallway

Wall lights, entrance door, 2 x storage cupboards, loft access and electric wall radiator.

## Kitchen

19'3 11'2 (5.87m x 3.40m)

Open plan with lounge, flooring, wall and base units.

## Lounge

19'3 x 11'2 (5.87m x 3.40m)

Double glazed doors, carpet flooring, open plan with kitchen and 2 x electric wall radiators.

## Bathroom

7'0 x 5'7 (2.13m x 1.70m)

Bath, w/c, wash hand basin and flooring.

## Bedroom

11'9 x 9'5 (3.58m x 2.87m)

Double glazed fire window, carpet flooring and electric wall radiator.

## Ensuite

6'6 x 5'7 (1.98m x 1.70m)

## Bedroom

9'2 x 11'1 (2.79m x 3.38m)

1 x double glazed fire window, carpet flooring and 1 x electric wall radiator.



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                                 |         |           |
| (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                     |         |           |
|                                             | 66      | 78        |

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