



Smith & Friends are delighted to bring to the market this three bedroom corner plot semi detached house. The property location is fantastic with schools, shops and local amenities not too far away. Positioned in a cul-de-sac the property comprises on an entrance hall, cloakroom, kitchen/diner and lounge on the ground floor. The upper floor has three bedrooms and a family bathroom. Externally: Enclosed rear garden with gated access and a detached garage with driveway to the side of the house.

No forward chain and vacant possession.

Richmond Place, Stockton, TS17 9EJ

3 Bed - House - Semi-Detached

Or Nearest Offer £152,500

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Richmond Place, Stockton, TS17 9EJ



HALLWAY

6' x 3'1 (1.83m x 0.94m)

Via front door with carpet and stairs to first floor.

WC

4'6 x 3' (1.37m x 0.91m)

WC, wash hand basin, radiator and double glazed window to front aspect.

LOUNGE

10'5 x 15'3 (3.18m x 4.65m)

Double glazed window to front aspect, double glazed doors to rear aspect and two radiators.

KITCHEN/DINER

16' x 13'5 (4.88m x 4.09m)

Double glazed window to front aspect, door to rear aspect, two radiators, storage cupboard, gas hob and oven.

LANDING

8'11 x 6'4 (2.72m x 1.93m)

Double glazed window to rear aspect, radiator, carpet and access to loft.

BEDROOM 1

15'9 x 10'9 (4.80m x 3.28m)

Two double glazed windows to front aspect, radiator and carpet.

BEDROOM 2

10'8 x 8'8 (3.25m x 2.64m)

Double glazed window to front aspect, radiator, built-in storage cupboard and built-in wardrobe.

BEDROOM 3

7'6 x 6'4 (2.29m x 1.93m)

Double glazed window to rear aspect, radiator and carpet.

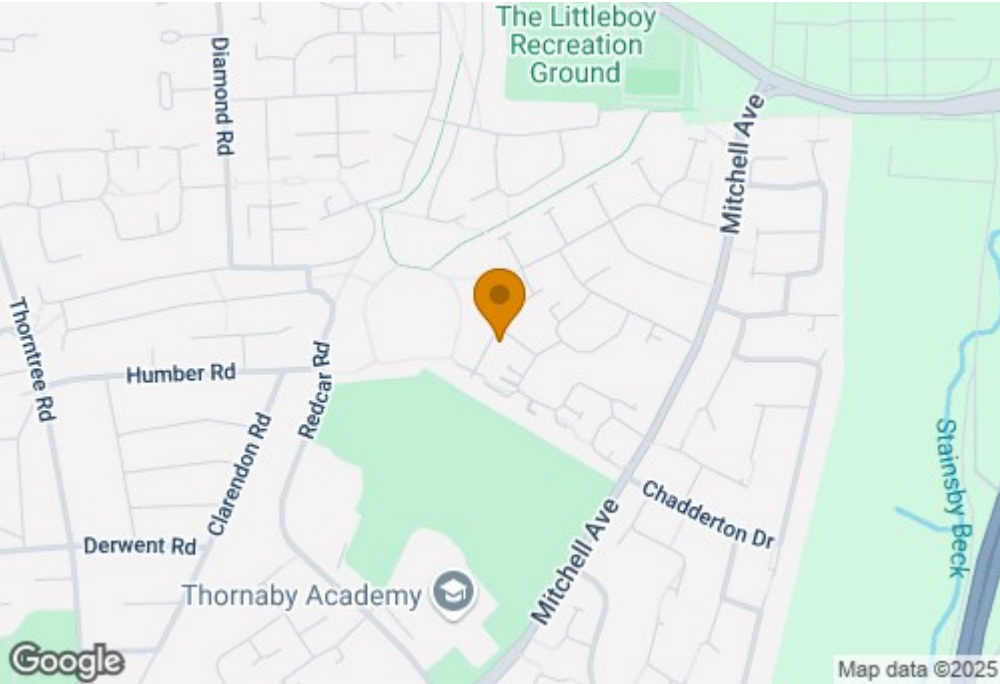
BATHROOM

8'3 x 4'1 (2.51m x 1.24m)

Double glazed window to rear aspect, bath, shower, WC, wash hand basin and radiator.



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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 and conveyancing 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		85
(81-91) B		
(69-80) C	70	
(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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

