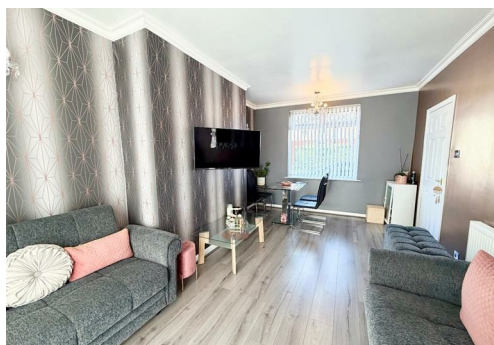




Briar Road, Stockton-On-Tees, TS17 8NN

2 Bed - House - Semi-Detached

£120,000

EPC Rating:

Council Tax Band: A

Tenure:



**SMITH &
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ESTATE AGENTS

Briar Road, Stockton-On-Tees, TS17 8NN



HALLWAY

Front entrance door, stairs to first floor, radiator, flooring.

LOUNGE

Double glazed doors to rear aspect, radiator, flooring, coved ceiling, double glazed window to front aspect.

KITCHEN

Double glazed window to rear aspect, tiled flooring, spot lights, gas hob, breakfast bar, storage.

LANDING

Double glazed windows to front and side aspects, carpet, loft access.

BEDROOM ONE

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

BEDROOM TWO

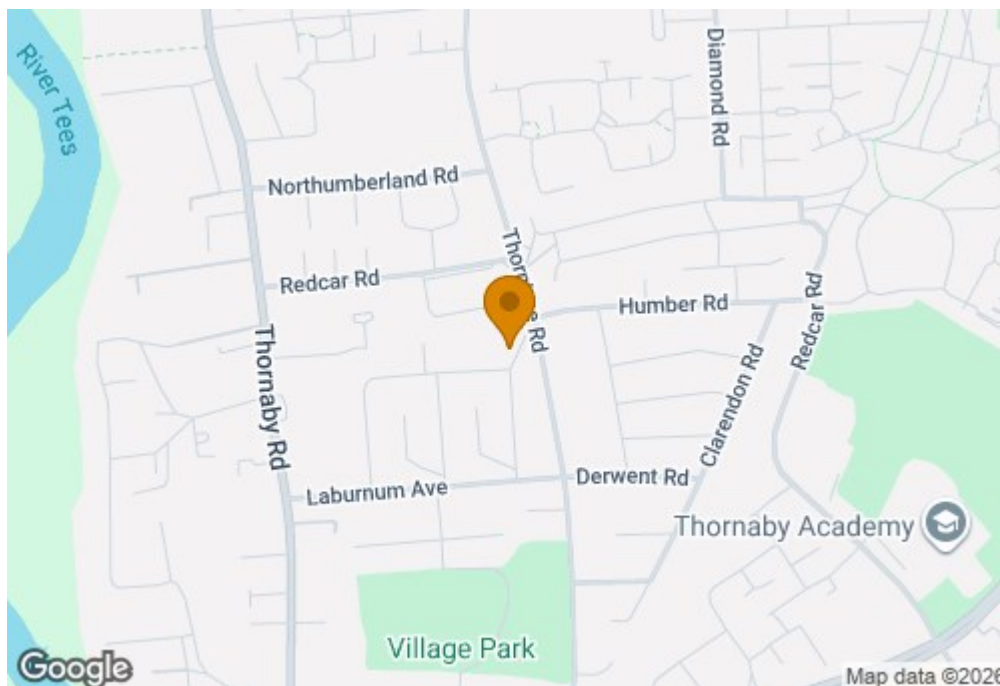
Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Bath, shower, wash hand basin, WC, tiled flooring, heated towel rail, spot lights, storage.



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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		
(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

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