



Smith and Friends are delighted to bring to the market this modern three bedroom detached family home in the sought after location of Fairfield. The property comprises of entrance hallway, living room, kitchen/diner, landing, three bedrooms and family bathroom. Externally: private enclosed rear garden and driveway to the front providing ample parking. Located close to amenities, shops, schools and transport links. Contact Smith and Friends for a viewing on 01642 607555.

**Surbiton Road, Fairfield, Stockton-On-Tees, TS18 5QE**

**3 Bed - House - Detached**

**£180,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**

# Surbiton Road, Stockton-On-Tees, TS18 5QE

## ENTRANCE HALLWAY

Front entrance door, carpet flooring, stairs to upper level.

## LOUNGE

Double glazed window to front aspect, radiator, flooring, wall mounted fire, door to kitchen/diner.

## KITCHEN/DINER

Wall and base units, integrated double electric oven, flooring, double glazed window to rear aspect.

## LANDING

Double glazed window, carpet, access to three bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect, flooring and radiator.

## BEDROOM TWO

Double glazed window to front aspect, flooring and radiator.

## BEDROOM THREE

Double glazed window to rear aspect.

## BATHROOM

Double glazed window to rear aspect, bath, vanity wash hand basin, vanity WC, tiled walls, flooring.

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		
EU Directive 2002/91/EC		
England & Wales		