



ROBINSONS TEES VALLEY are delighted to market The Harper a three-bedroom home that features an open-plan kitchen and dining area, a separate living room, an En suite to bedroom one and a modern family bathroom. On the ground floor, the living room is situated towards the front of the house and overlooks the landscaped garden.

The open-plan kitchen and dining area can be found towards the rear of the property, and has French doors that open on to the garden. Soft-close kitchen units include a single oven, gas hob and cooker hood, with space within the layout for a fridge freezer, dishwasher and washing machine.

On the first floor, bedroom one benefits from an En suite shower room, while the remaining bedrooms share the well-equipped family bathroom

CONTACT ROBINSONS TEES VALLEY TO ARRANGE VIEWING .IN ASSOCIATION WITH SMITH AND FRIENDS.

**Old School Gardens, Stockton-On-Tees, TS19  
9HT**

**3 Bedroom - House - Semi-Detached  
£199,995**

**EPC Rating:**

**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

# Old School Gardens, Stockton-On-Tees, TS19 9HT

## Living Room

15'1 x 8'7 (4.60m x 2.62m)



## Kitchen Dining

15'9 x 11'9 (4.80m x 3.58m)

## Cloakroom

8'7 x 4'9 (2.62m x 1.45m)

## Bedroom One

12'2 x 11'6 (3.71m x 3.51m)

## En-Suite

9'0 x 3'11 (2.74m x 1.19m)

## Bedroom Two

14'4 x 8'4 (4.37m x 2.54m)

## Bedroom Three

11'9 x 7'1 (3.58m x 2.16m)

## Bathroom

7'1 x 6'3 (2.16m x 1.91m)



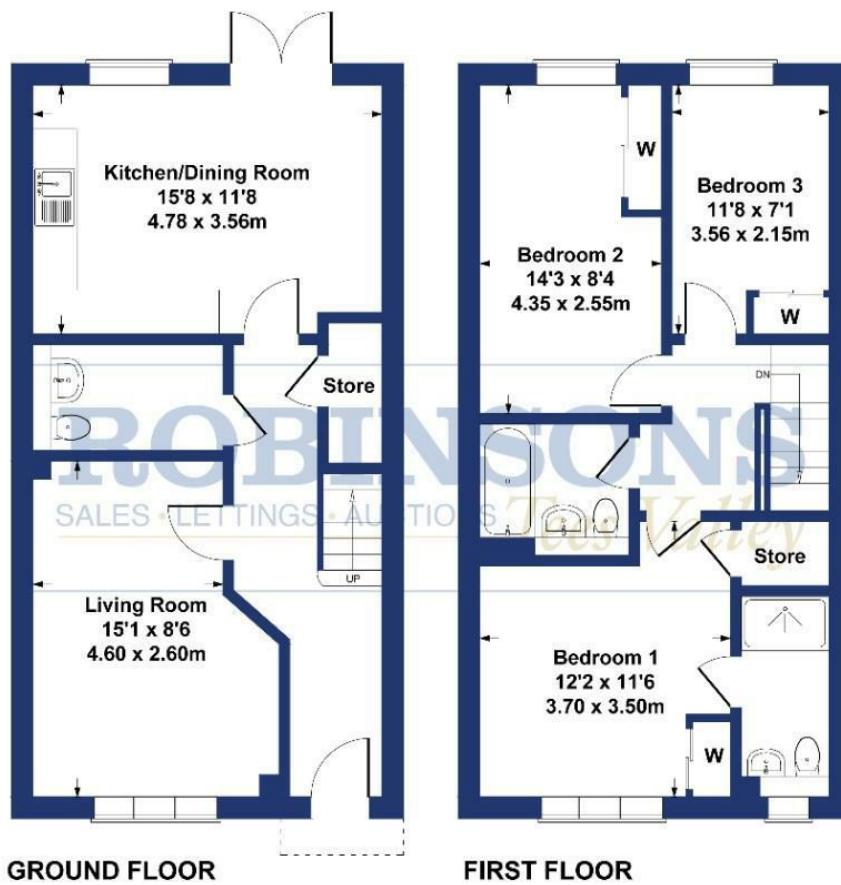
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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# The Harper

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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