



Smith and Friends are delighted to market this smart and well presented three bedroom end terraced house on the popular Hardwick estate. The property is to be sold with tenant in situ and would be an ideal investment opportunity. The property is situated close to North Tees Hospital and local amenities.

Briefly comprising of: Front entrance hallway, lounge, kitchen/diner, landing, three bedrooms and bathroom w/c. There are enclosed gardens to both front and rear with separate brick storage outbuilding. Viewing highly recommended.

Tenant currently pays £600 rent per calendar month.

Tithe Barn Road, Hardwick, Stockton-On-Tees, TS19 8PY

3 Bed - House - End Terrace

£89,950

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Tithe Barn Road, Stockton-On-Tees, TS19 8PY

ENTRANCE HALLWAY
6'1 x 13'1 (1.85m x 3.99m)

LOUNGE
12'1 x 13'2 (3.68m x 4.01m)

KITCHEN
18'8 x 9' (5.69m x 2.74m)

LANDING
6'3 x 8'7 (1.91m x 2.62m)

BEDROOM ONE
10'6 x 11' (3.20m x 3.35m)

BEDROOM TWO
10'1 x 9'2 (3.07m x 2.79m)

BEDROOM THREE
7'11 x 7'9 (2.41m x 2.36m)

BATHROOM
8'2 x 5'6 (2.49m x 1.68m)



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		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

