



No forward chain this beautiful family home has come to the market ready to move straight into. Located close to shops, schools and local amenities Edenwood Close would be the perfect home. Comprising of entrance hallway, spacious lounge, kitchen/diner and cloakroom on the ground floor. The upper level offers three bedrooms, ensuite and a modern family bathroom. External: Garage and driveways for ample parking. Please call SMITH & FRIENDS on 01642 607555.

Edenwood Close, Stockton on Tees, TS18 2FS

3 Bedroom - House - Detached

£180,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



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GROUND FLOOR

Entrance Hall

10'0" x 4'8" (3.07m x 1.44m)

Downstairs WC

5'11" x 4'5" (1.81m x 1.36m)

Living Room

17'3" x 12'10" (5.26m x 3.93m)

Kitchen / Diner

17'3" x 9'10" (5.27m x 3.02m)

FIRST FLOOR

4'8" x 9'8"

Landing

1.43m x 2.96m

Bedroom 1

10'1" x 9'10" (3.09m x 3.02m)

En-Suite

4'5" x 9'7" (1.37m x 2.94m)

Bedroom 2

8'6" x 12'9" (2.61m x 3.91m)

Bedroom 3

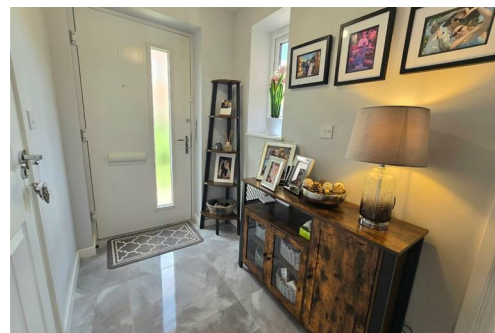
8'5" x 9'5" (2.57m x 2.89m)

Family Bathroom

7'0" x 5'7" (2.14m x 1.72m)

DETACHED SINGLE GARAGE

20'6" x 10'10" (6.26m x 3.32m)



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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. We 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		94
(81-91) B	83	
(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