



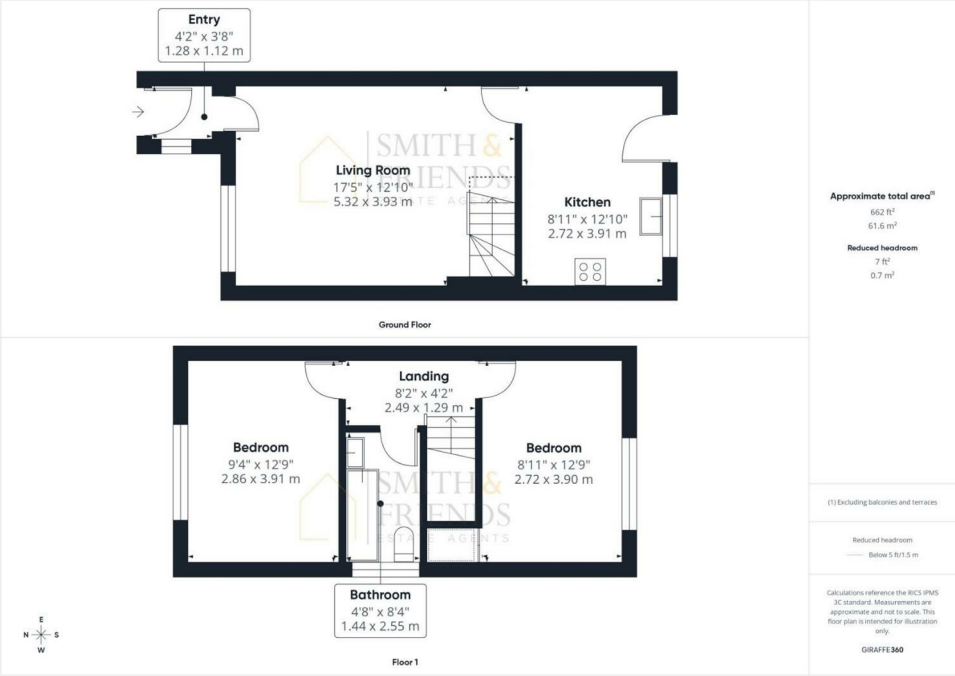
Smith and Friends are delighted to offer FOR SALE this well presented home situated in this quiet cul-de-sac just off Low Grange Avenue. Ideal for first time buyers or anyone wanting to downsize, briefly comprising; Entrance, spacious lounge, dining kitchen with integrated appliances, To the first floor there are two double bedrooms and family bathroom. There are excellently maintained gardens to the front and rear of the property with a driveway leading to a garage to the side. The property benefits from GCH and uPVC DG .

Cranswick Close, Billingham, TS23 3NH
2 Bed - House - Semi-Detached
£125,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Cranswick Close, Billingham, TS23 3NH

- ENTRANCE HALLWAY
- 4'2 x 3'8 (1.27m x 1.12m)
- LOUNGE
- 17'5 x 12'10 (5.31m x 3.91m)
- KITCHEN
- 8'11 x 12'10 (2.72m x 3.91m)
- LANDING
- 8'2 x 4'2 (2.49m x 1.27m)
- BEDROOM ONE
- 9'4 x 12'9 (2.84m x 3.89m)
- BEDROOM TWO
- 8'11 x 12'9 (2.72m x 3.89m)
- BATHROOM
- 4'8 x 8'4 (1.42m x 2.54m)



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
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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

