



## 35 Barrhead Close, Stockton-On-Tees, North Yorkshire, TS19 7SB

**\*\*NO ONWARD CHAIN\*\***

Beautiful decorated internally is this 3 bed Semi Detached in Fairfield in a lovely Cul-De-Sac location. The accommodation features in brief; porch, living room, kitchen/diner, three bedrooms and bathroom.

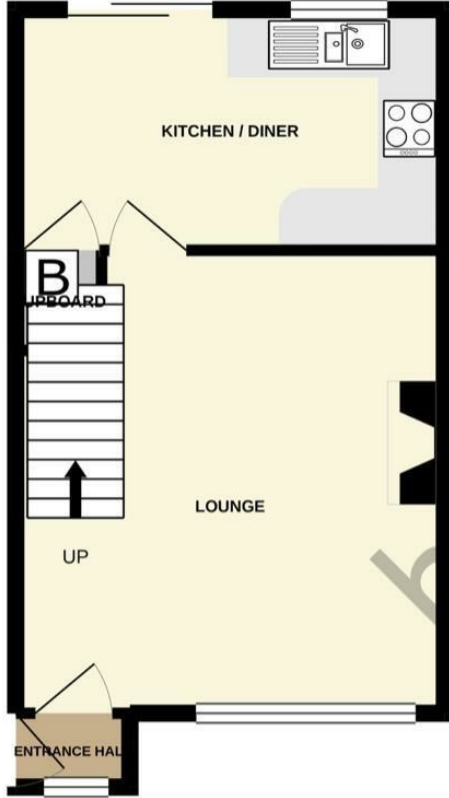
Outside there is a easy to maintain front garden, large off-street parking with a driveway suitable for several cards. Single Garage and an enclosed garden.

Viewing is highly recommended.

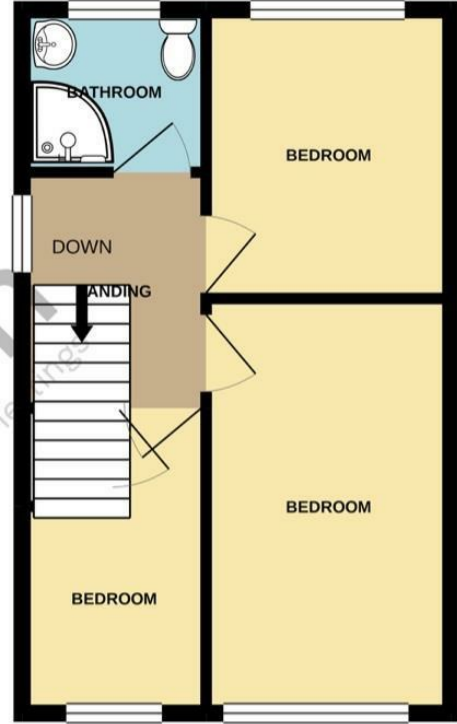
- NO ONWARD CHAIN
- Fairfield Cul De Sac Location
- Popular Family Area
- Garage
- Book Your Viewing! Call us Today

**£125,000**

GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	