



The Crescent Carlton

£270,000

ENERGY RATING: TBC

An extended and superbly presented three double bedroom home occupying a prime position in this highly desirable village location. Set on a large corner plot with beautifully maintained gardens to three sides the property comprises; entrance hall, spacious lounge with large bow window, separate dining room, stunning 25 ft. newly fitted kitchen, cloaks/WC, three first floor double bedrooms and modern shower room/WC. There are immaculate gardens to the front, side and rear of the property and there is a block paved drive for two cars leading to a larger than average garage. Early viewing is strongly recommended for this excellent family home. Energy Rating: C-75. Council Tax Band: D (£2,475.63).



- Extended Three Double Bedroom House • Highly Desirable Village Location • Large Corner Plot with Beautiful Gardens

Entrance Hall

Recently fitted composite entrance door with feature leaded lights, front aspect UPVC triple glazed window, staircase to first floor, coving and a radiator.

Lounge

4.72m x 5.95m (15'5" x 19'6")

Front aspect UPVC triple glazed bow window, coving, two radiators and double doors leading to:



Dining Room

3.19m x 3.81m (10'5" x 12'5")

Rear aspect UPVC triple glazed window, laminate flooring, coving, radiator and an archway leading to:



Kitchen/Dining Room

7.80m x 4.25m (25'7" x 13'11")

Rear aspect UPVC double glazed window and door opening to the garden and a side aspect UPVC door opening to the driveway. A range of newly fitted base & wall units with white marble effect worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink & mixer tap. A Stoves dual-fuel range cooker with matching extractor hood over, freestanding dishwasher, space & plumbing for washing machine & tumble dryer, space for American style fridge/freezer, laminate flooring, spot lights, large understair storage cupboard and a radiator.



Cloaks/WC

Side aspect UPVC triple glazed window, vanity unit housing wash basin, low level WC, part tiled walls, tiled floor and a radiator.

First Floor Landing

Front aspect UPVC triple glazed window, spindle staircase, access to boarded loft via wooden foldout ladder, airing/storage cupboard with radiator and a cupboard housing combi boiler.

- Spacious Lounge & Separate Dining Room • Stunning 25 ft. Newly Fitted Kitchen • Drive for 2 Cars & Spacious Garage • Energy Rating: C-75 • Council Tax Band: D (£2,475.63)



Bedroom One

3.34m x 3.93m (10'11" x 12'10")

Rear aspect UPVC triple glazed window, fitted mirrored sliding wardrobes, coving and a radiator.

Bedroom Two

2.52m x 3.95m (8'3" x 12'11")

Front aspect UPVC triple glazed window, coving and a radiator.

Bedroom Three

2.08m x 3.62m (6'9" x 11'10")

Rear aspect UPVC triple glazed window, coving and a radiator.



Shower Room/WC

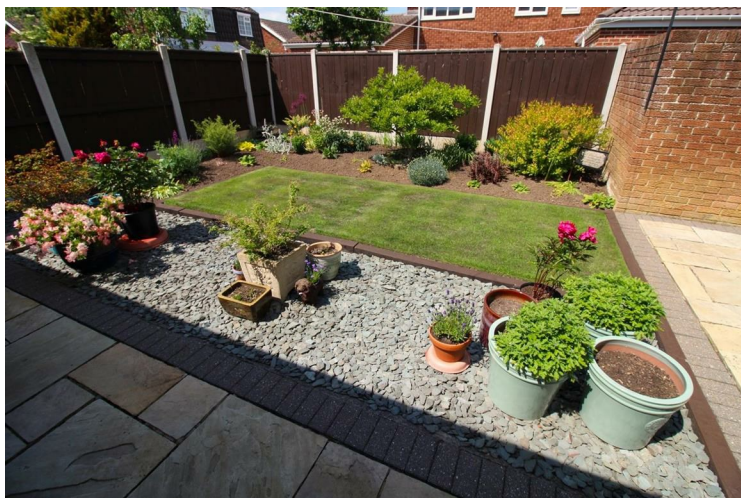
Front aspect UPVC triple glazed window, white suite comprising; double cubicle with thermostatic mixer shower, vanity unit housing wash basin and a low level WC. Fully tiled splashbacks, tiled floor, UPVC clad ceiling with spotlights, extractor fan and a chrome heated towel rail.

Externally

Set on a large corner plot with beautifully presented gardens to the front, side and rear. There are lawns to the front and side of the property with flowerbeds, shrubs and a small hedge, a block paved driveway for two cars leads to a larger than average garage (6.84m x 2.40m) with double wooden doors, power & lighting, water tap and a rear door to the garden. To the rear is an enclosed garden with a lawn, well stocked borders and a large patio area.



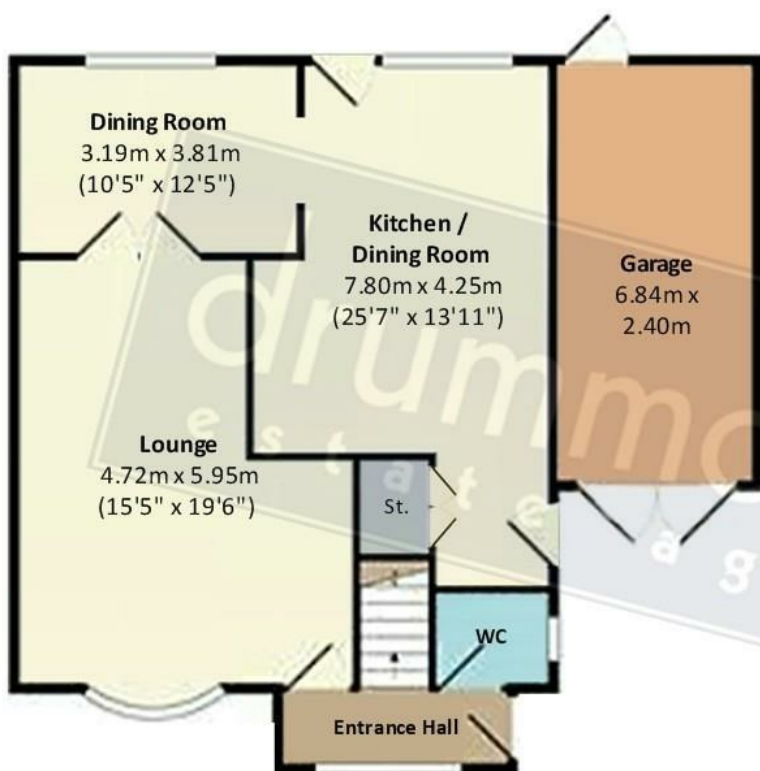




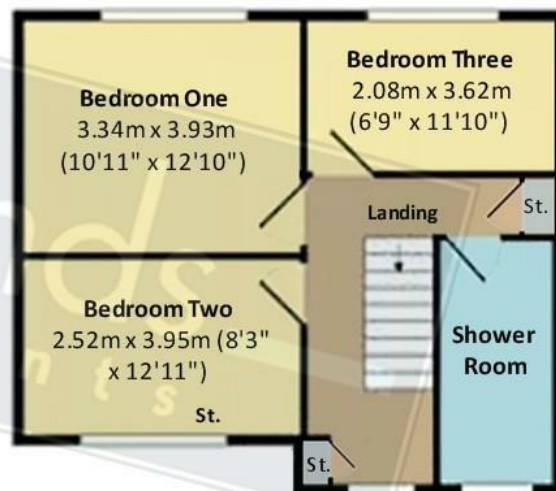
Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band D
Viewings - By Appointment Only

Floor Area - 1270.00 sq ft
Tenure - Freehold



Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



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		
England & Wales <small>EU Directive 2002/91/EC</small>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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