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86 Sculptor Crescent

Queensgate, Stockton-On-Tees, TS18 3WD









Nestled Between Hartburn & Yarm Within The Vibrant Area Of Queensgate, This Modern Semi-Detached House Offers A Perfect Blend Of Comfort And Contemporary Living. Built In 2019 By Bellway Homes, The Property Comes With The Remainder Of The NHBC Warranty, Ensuring Peace Of Mind For Its New Owners.



Full Description

Spanning An Impressive 861 Square Feet, This Home Features A Spacious Lounge/Diner That Is Ideal For Both Relaxation And Entertaining. The Room Is Enhanced By French Doors That Open Out Onto A Delightful South-Easterly Facing Rear Garden, Allowing For An Abundance Of Natural Light And A Seamless Connection To The Outdoors. The Garden Is Thoughtfully Designed With A Well-Maintained Lawn And A Patio Area, Perfect For Enjoying Sunny Afternoons Or Hosting Gatherings.

The Property Comprises Three Well-Proportioned Bedrooms, Providing Ample Space For Family Living Or Accommodating Guests. Additionally, There Are Two Modern Bathrooms, Ensuring Convenience For All Residents. A Practical Ground Floor Cloakroom With A W/C Adds To The Functionality Of The Home.

For Those With Vehicles, The Double-Width Driveway Offers Off-Road Parking, A Valuable Feature In Today's Busy Lifestyle. Along With The Benefit Of An Electric Car Charge Point.

This Charming Residence Is Not Only A Wonderful Place To Call Home But Also Benefits From Its Proximity To Local Amenities And Transport Links, Making It An Ideal Choice For Families And Professionals Alike. With Its Modern Design And Thoughtful Layout, This Property Is Sure To Impress.

Location

This Modern Development Is Optimally Positioned Accessed Via Yarm Road Between Hartburn & Yarm.

Lidl - 6 Minute Walk

Preston Park, Museum & Grounds - 6 Minute Drive, 27 Minute Walk Ropner Park - 19 Minute Walk, 4 Minute Drive Yarm High Street, Shops & Bars - 10 Minute Drive Hartburn Village - 5 minute Drive, 26 Minute Walk Teesside Retail Outlet - 6 Minute Drive

Excellent Commuter Access With A19 & A66 Road Links Nearby. Distance Times Suggested By Google Maps.

Note

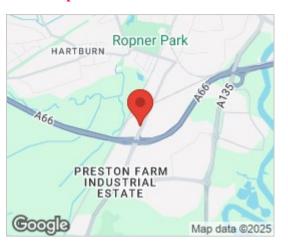
Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are

Area Map

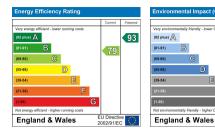


Floor Plans



Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Energy Efficiency Graph



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