



## 9 Plough Crescent

Summerville Village, Stockton-On-Tees, TS19 8GZ

**Asking price £150,000**



Situated Within The Highly Desirable Summerville Village Development, This Stunning Two-Bedroom Home Was Built In 2020 By Avant Homes & Offers The Perfect Blend Of Style, Comfort & Practicality. Finished To An Exceptional Standard, The Property Is Immaculately Presented Throughout & Ready To Move Straight Into – Making It An Ideal Choice For First-Time Buyers, Investors Or Small Families.



Full Description

The Ground Floor Offers A Welcoming Entrance Hall With Composite Door Leading To A Generous Ground Floor W/C & Cloakroom. The Beautifully Designed Open Kitchen/Diner Features A Range Of Modern Units, Integrated Appliances & Ample Space For Dining. To The Rear, The Spacious Lounge Enjoys Plenty Of Natural Light Through Contemporary Bi-Folding Doors That Open Onto The Garden, Creating A Seamless Connection Between Indoor & Outdoor Living.

To The First Floor, The Home Offers Two Well-Proportioned Bedrooms, Each Tastefully Decorated & Ready To Enjoy. The Luxury Bathroom Is Finished To A High Standard, Featuring A Modern Three-Piece White Suite & Elegant Wall Tiling.

Externally, The Low-Maintenance Rear Garden Features A Combination Of Paved & Decked Seating Areas With Rear Access, Providing A Perfect Space For Relaxation Or Entertaining. To The Front, A Smart Block-Paved Driveway Offers Off-Road Parking For Multiple Vehicles.

Further Benefits Include The Remainder Of The Builder’s 10-Year NHBC Warranty For Complete Peace Of Mind, Double Glazing, Gas Central Heating & A Prime Location Close To Local Amenities, Excellent Transport Links & Reputable Schools.

This Is A Modern, Move-In Ready Home Offering The Ideal Balance Of Style, Quality & Convenience.

Location

Situated In The Modern And Popular Summerville Village, 11 Plough Crescent Offers An Ideal Blend Of Comfort And Convenience. The Property Is Just A Few Minutes’ Drive From Stockton Town Centre And Norton High Street, With A Variety Of Shops, Cafés And Local Amenities Close By. Excellent Road Connections Are Provided By The Nearby A19 And A177, Facilitating Easy Access To Middlesbrough, Durham And Other Surrounding Areas. Green Spaces And Well-Regarded Schools In The Area Further Enhance The Appeal Of This Family Friendly Setting.

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 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.

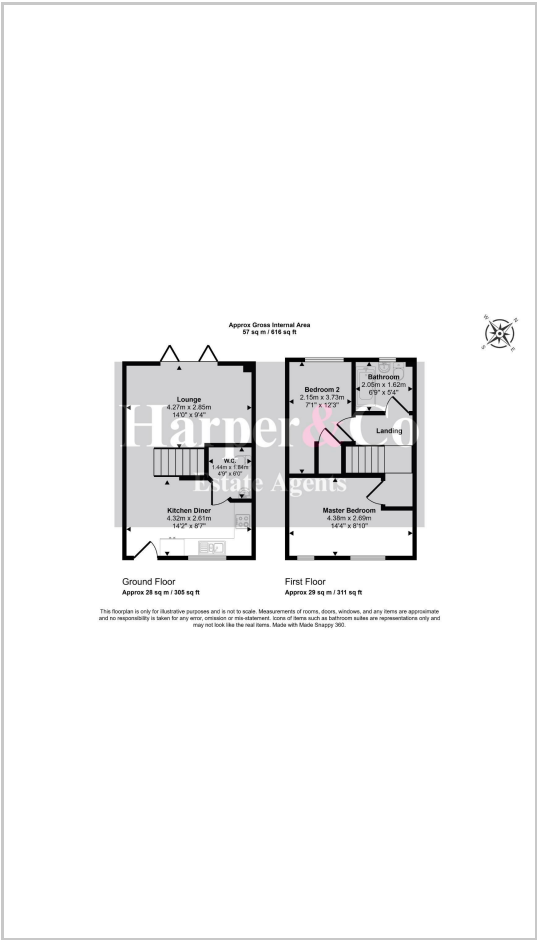
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

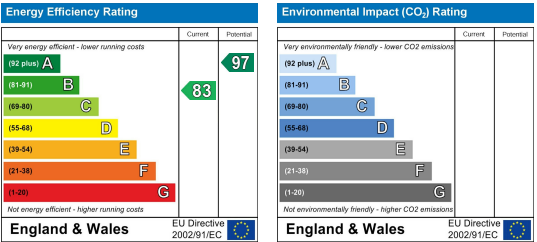
Area Map



Floor Plans



Energy Efficiency Graph



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