



Southfield Crescent, Stockton-On-Tees TS20 2ET

welcome to

Southfield Crescent, Stockton-On-Tees

This charming three-bedroom semi-detached family home is located in a peaceful cul-de-sac in the sought-after area of Norton, offering an ideal setting for family living.

Entrance Hall

Stairs to first floor

Lounge

21' 1" x 11' to 11'6" (6.43m x 3.35m to 11'6")
3 radiators, patio door to garden, window to front,
laminate flooring with woodgrain effect

Kitchen

18' 2" x 6' Increasing to 8'2" (5.54m x 1.83m Increasing to 8'2")
Range of wall and base units, roll edge worktop,
electric oven with gas hob and extractor fan, 1 & 1/2
stainless steel sink, plumbing for washing machine,
plumbing for dryer, integrated fridge freezer,
window to rear, UPVC door to rear garden, radiator

Landing

Loft access

Bedroom 1

9' 8" x 10' 4" (2.95m x 3.15m)
Radiator, window to front

Bedroom 2

11' 4" x 10' 1" (3.45m x 3.07m)
Radiator, built in storage cupboard, window to rear

Bedroom 3

6' 5" x 5' 2" (1.96m x 1.57m)
Radiator, window to front

Bathroom

Four piece suite, Low level WC, wash hand basin
with mixer tap, bath, corner shower, tiled walls, tiled
floor, spotlights, window to rear, towel rail

Front Garden

On-street parking for one car

Rear Garden

South west facing, sandstone patio





view this property online mannersandharrison.co.uk/Property/STO114666



welcome to

Southfield Crescent, Stockton-On-Tees

- CUL-DE-SAC
- FRONT AND REAR GARDENS
- ON-STREET PARKING
- THREE BEDROOMS
- SEMI-DETACHED

Tenure: Freehold EPC Rating: C

£148,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/STO114666



Property Ref:
STO114666 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk