



A superb three bedroom detached house which must be viewed internally to be appreciated fully. Presented in immaculate decorative order throughout with many excellent improvements including a lovely garden room extension to the rear.

In the last 12 months both the bathroom and separate shower room have been refitted. In addition the garage has been partly converted into an excellent study ideal for a buyer who needs to work from home. All of the quality flooring, carpets, blinds and light fittings are included in the sale.

Welland Crescent is located in a popular residential area off Elm Tree Avenue close to local shops, schools for all age groups and regular bus services to the town centre.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Porch, Lounge with feature fireplace and staircase to the first floor, fitted Kitchen/ Dining Room with built in oven and hob and archway through to the Garden Room with vaulted ceiling and bi fold doors to the rear garden, study, Landing, three large Bedrooms - master Bedroom with quality fitted wardrobes, drawers and desk/ dressing table, fully tiled family Shower Room/ wc with refitted white suite and part tiled family Bathroom/ wc with refitted white suite.

Externally there is an open plan front garden with extensive block paved driveway for several vehicles, a small integral garage and enclosed rear garden with decked patio area.

An internal inspection is highly recommended to appreciate the property fully.

**Welland Crescent, Stockton-On-Tees, TS19 0UT**

**3 Bedroom - House - Detached**

**£225,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



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Welland Crescent, Stockton-On-Tees, TS19 0UT

**GROUND FLOOR**

**Entrance Porch**

5'0 x 4'2 (1.52m'0.00m x 1.22m'0.61m)

**Lounge**

14'8 x 14'6 (4.27m'2.44m x 4.27m'1.83m)

**Kitchen/ Dining Room**

21'6 x 9'2 (6.40m'1.83m x 2.74m'0.61m)

**Garden Room**

13'2 x 8'2 (3.96m'0.61m x 2.44m'0.61m)

**Study**

9'4 x 6'4 (2.74m'1.22m x 1.83m'1.22m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**

14'8 x 13'2 narrowing to 11'0 (4.27m'2.44m x 3.96m'0.61m narrowing to 3.35m'0.00m)

**Bedroom 2**

10'8 x 8'2 (3.05m'2.44m x 2.44m'0.61m)

**Bedroom 3**

14'6 x 6'0 (4.27m'1.83m x 1.83m'0.00m)

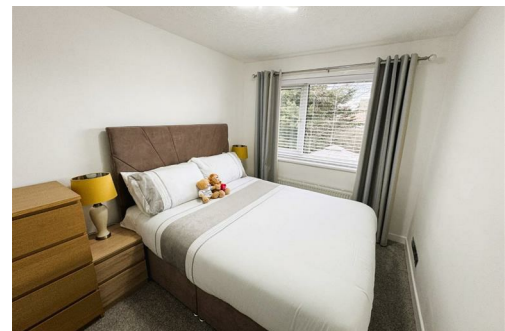
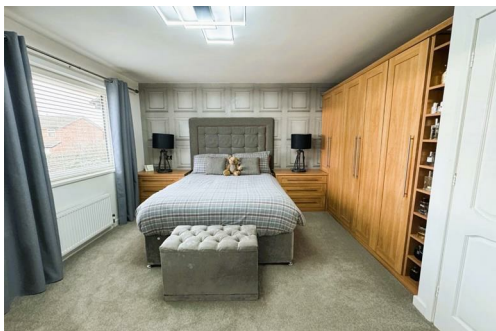
**Shower Room/ wc**

6'0 x 6'0 (1.83m'0.00m x 1.83m'0.00m)

**Bathroom/ wc**

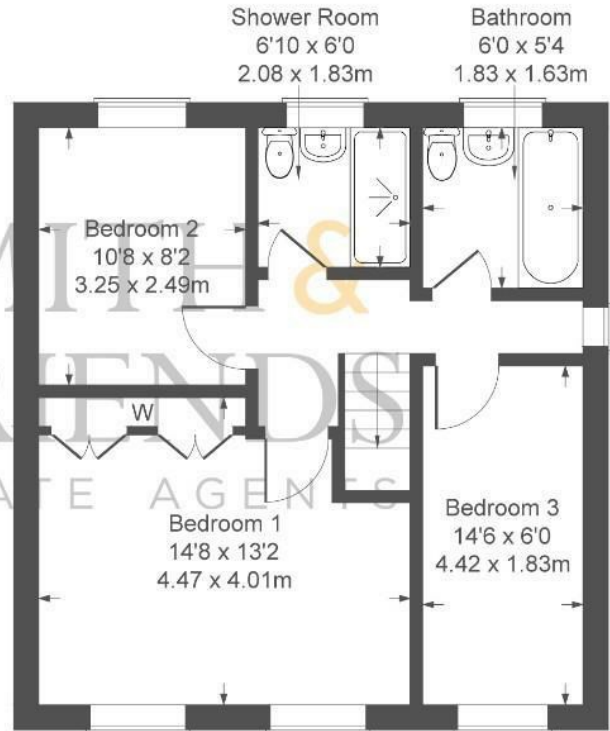
6'0 x 5'4 (1.83m'0.00m x 1.52m'1.22m)





# Welland Crescent

Approximate Gross Internal Area  
1168 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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