



**NO CHAIN:** This property is an ideal family home and offers fantastic space throughout. Comprising of an entrance hallway, lounge, separate dining room, fitted kitchen, cloakroom/utility and outhouse/storage room. The upper level has three bedrooms, bathroom with separate w/c. The position of the property has an open aspect to the front, overlooking the green.

**Location:** Shops and local amenities are close by. **External:** Ample street parking and an enclosed, well maintained rear garden.

**Ravenscar Crescent, Stockton-On-Tees, TS19 0NU**

**3 Bedroom - House - Semi-Detached**

**Or Nearest Offer £120,000**

**EPC Rating: F**

**Tenure: Freehold**

**Council Tax Band: A**



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ESTATE AGENTS



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**ENTRANCE HALLWAY**

**6'8 x 3'11 (2.03m x 1.19m)**

Via uPVC front door, carpet, radiator, coved ceiling and stairs to upper level.

**CLOAKROOM**

**5'11 x 3'3 (1.80m x 0.99m)**

Double glazed window to rear aspect, WC and wash hand basin.

**LOUNGE**

**13'1 x 11'9 (3.99m x 3.58m)**

Double glazed bay window to front, aspect gas fire and surround, coved ceiling, wall lights and radiator.

**DINING ROOM**

**10'4 x 9'2 (3.15m x 2.79m)**

Double glazed window to rear aspect, radiator, carpet and coved ceiling.

**KITCHEN**

**9'6 x 7'7 (2.90m x 2.31m)**

Double glazed window to rear aspect, tiled flooring, radiator, storage pantry and fully tiled walls.

**LOBBY**

**6' x 4'4 (1.83m x 1.32m)**

Base units, uPVC double glazed door to side aspect and storage cupboard.

**LANDING**

**2'8 x 7'7 (0.81m x 2.31m)**

Double glazed window to side aspect, carpet and loft access.

**BEDROOM 1**

**8'11 x 11'4 (2.72m x 3.45m)**

Fitted wardrobes, carpet, radiator and coved ceiling.

**BEDROOM 2**

**9'3 x 9'10 (2.82m x 3.00m)**

Fitted wardrobes, carpet, radiator and double glazed window to rear aspect.

**BEDROOM 3**

**8'1 x 8'3 (2.46m x 2.51m)**

Double glazed window to front, radiator, carpet and bulk head.

**BATHROOM**

**5'1 x 7'9 (1.55m x 2.36m)**

Double glazed window to rear aspect, bath, wash hand basin, WC, radiator, storage cupboard, part tiling and coved ceiling.

**SEPARATE WC**

**2'9 x 4'9 (0.84m x 1.45m)**

Double glazed window to rear aspect, WC and coved ceiling.

**OUT HOUSE**

Double glazed window to front aspect.

**OUTSIDE**

There is an enclosed garden to the rear.

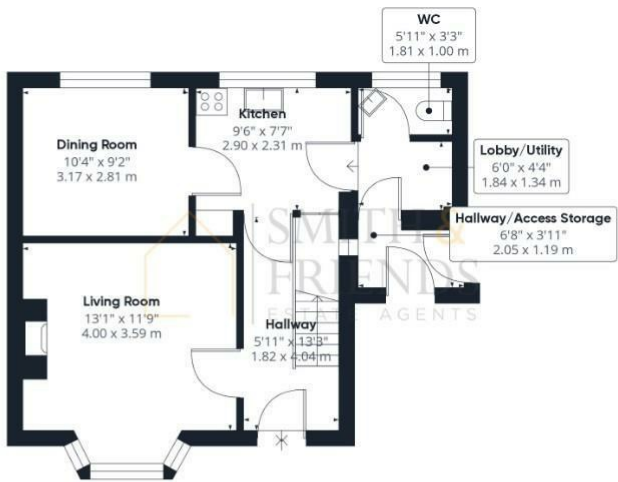


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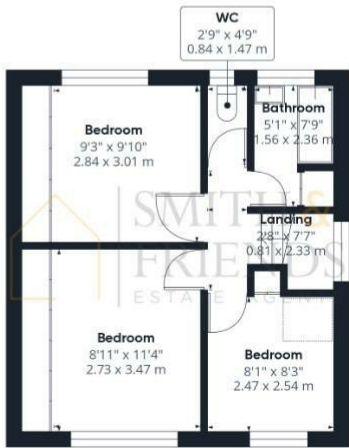


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
862.62 ft<sup>2</sup>  
80.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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) <b>A</b>	<b>37</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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