



NO ONWARD CHAIN Well presented three bedroom semi detached house is located close to shops, schools and local amenities. High specification throughout the property comprises of a modern kitchen, cloakroom and lounge located to the rear of the property. The upper level offers three bedrooms and a family bathroom. External: laid to lawn rear garden and parking to the front of the property.

Plough Crescent, Stockton-On-Tees, TS19 8GZ
3 Bed - House - Semi-Detached
Chain Free £174,995
EPC Rating:
Council Tax Band: B
Tenure: Freehold



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Cloakroom

Lounge
14'0" x 10'11" (4.29 x 3.35)
Uvpc rear doors and 1 x radiator

Kitchen
1 x front double glazed window, radiator and oven with gas hob.

Bedroom
15'7" x 8'0" (4.75 x 2.44)
2 front double glazed windows and radiator.

Bedroom
10'0" x 6'11" (3.05 x 2.13)
Window to rear and radiator.

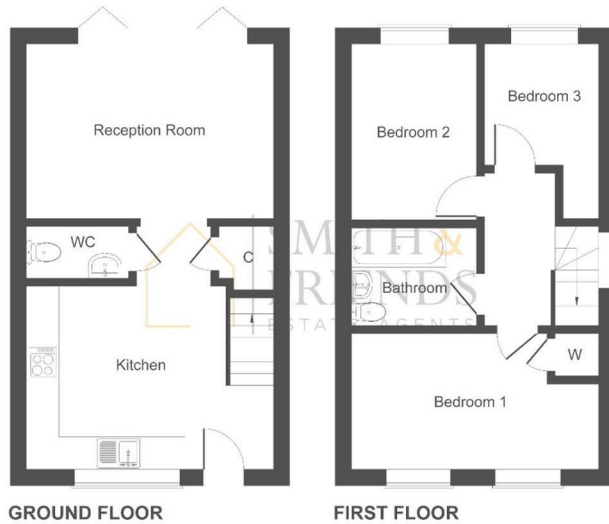
Bedroom
10'0" x 6'11" (3.05 x 2.13)
Rear window and radiator.

Bathroom
W/c, wash hand basin, spotlights, heated towel rail and bath.

External
Rear garden , laid to lawn , patio area and parking to the front of the property.



Plough Crescent



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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