



OFFERS OVER £170,000. This well presented family homes is ready to move straight into offering ample space throughout flowing over three floors. The property comprises of an entrance hallway, modern fitted kitchen to the front of the property, downstairs cloakroom and lounge to the rear with double doors leading out to the garden. The next level offers two double bedrooms and a family bathroom. The upper level has an excellent size master bedroom with ensuite facilities. External: Enclosed south facing rear garden laid to lawn. Location: Excellent location close to shops, local amenities, Yarm, Stockton, Eaglescliffe are not too far away and easy access to A66.

No forward chain/Vacant Possession.
Call Smith & Friends to arrange a viewing.

Sculptor Crescent, Stockton-On-Tees, TS18 3QR

3 Bed - House - Townhouse

Offers In Excess Of £170,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

3'5 x 12'5 (1.04m x 3.78m)

Front door, radiator, flooring and stairs to upper level.

CLOAKROOM/WC

3' x 4'9 (0.91m x 1.45m)

Flooring, radiator, WC, wash hand basin and part tiling.

LOUNGE

13'1 x 15'6 (3.99m x 4.72m)

Double glazed doors to rear aspect, flooring, two radiators, free standing fire with surround and coved ceiling.

KITCHEN

6' x 12'4 (1.83m x 3.76m)

Double glazed window to front aspect, radiator, gas hob, cooker hood and coved ceiling.

FIRST FLOOR LANDING

3'4 x 9'4 (1.02m x 2.84m)

Radiator and carpet.

BEDROOM 2

13'3 x 10'11 (4.04m x 3.33m)

Coved ceiling, carpet, radiator and double glazed window to rear aspect.

BEDROOM 3

13'3 x 9'7 (4.04m x 2.92m)

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

BATHROOM

5'6 x 7'4 (1.68m x 2.24m)

Bath, wash hand basin, WC, extractor fan and radiator.

SECOND FLOOR LANDING

3'1 x 2'11 (0.94m x 0.89m)

Carpet.

BEDROOM 1

9'6 x 10'3 (2.90m x 3.12m)

Carpet, loft access, two radiators, built-in storage cupboard, double glazed window to front aspect and skyline window to rear aspect.

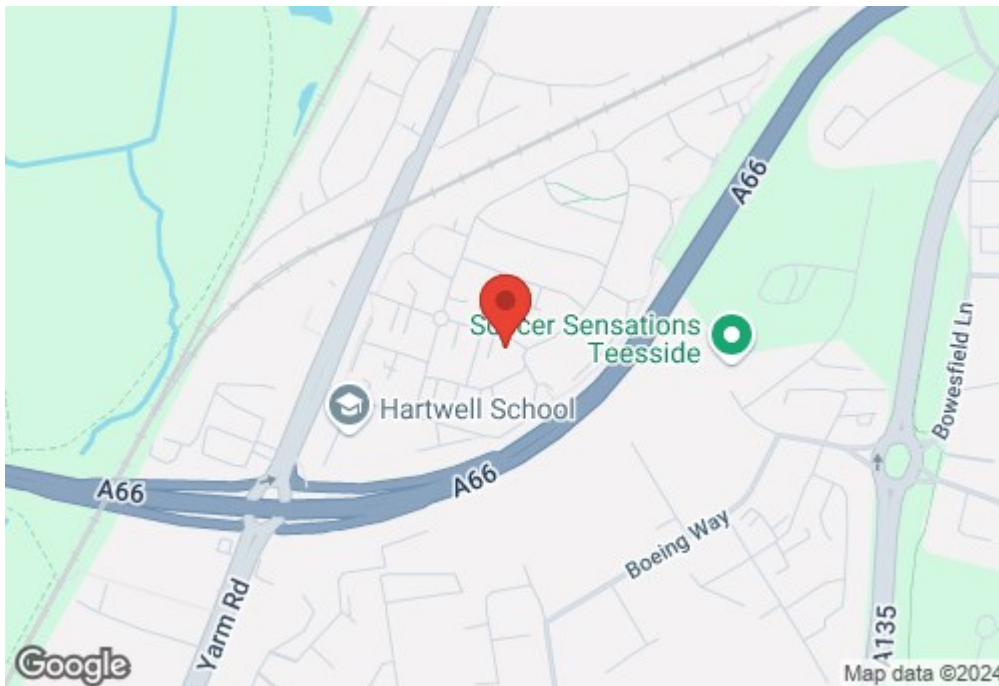
EN SUITE

6'3 x 7' (1.91m x 2.13m)

Shower cubicle, wash hand basin, WC, cupboard, radiator and double glazed skyline window to rear aspect.



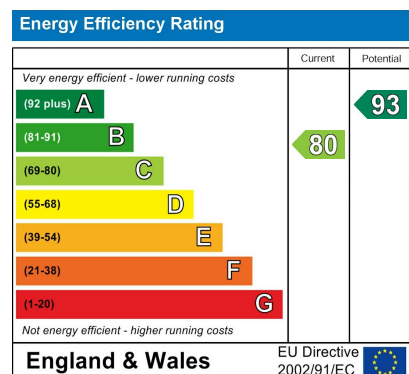
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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