



This delightful corner plot family home has come to the market with Smith & Friends Estate Agents. The property offers space throughout and is ready to move straight into. Comprising of an entrance porch, hallway, open plan lounge/diner, spacious kitchen, utility room, cloakroom and a further reception room which could be used for multi purpose on the ground floor. The upper level offers three bedrooms and a modern family bathroom. External: Corner plot, driveway gardens front and rear with the rear being SOUTH FACING and not overlooked. Location: Lockton Crescent is situated close to shops, schools, local amenities and motorway access North & South. Please call to arrange a viewing on 01642 607555.

Lockton Crescent, Stockton-On-Tees, TS17 0HA

3 Bedroom - House - Semi-Detached

£200,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Lockton Crescent, Stockton-On-Tees, TS17 0HA



HALLWAY

5'11 x 13' (1.80m x 3.96m)

Antico flooring, radiator and storage cupboard.

LOBBY

5'4 x 2'8 (1.63m x 0.81m)

Double glazed window to side aspect and radiator.

CLOAKROOM

2'10 x 4'1 (0.86m x 1.24m)

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

LOUNGE

10'8 x 26' (3.25m x 7.92m)

Open plan with diner, double glazed bay window to front aspect, fire and surround, carpet, radiator and coved ceiling.

DINER

Double glazed doors to rear aspect, carpet flooring and coved ceiling.

PLAYROOM/RECEPTION ROOM

9'3 x 11'10 (2.82m x 3.61m)

Double glazed window to front aspect, carpet, radiator and spot lights.

KITCHEN

14'11 x 8'8 (4.55m x 2.64m)

Two double glazed windows to rear aspect, double glazed door to rear aspect, radiator, one and a half sink and drainer, coved ceiling, spot lights, electric hob, coved ceiling and access to WC and utility.

UTILITY

9'2 x 3'10 (2.79m x 1.17m)

Extractor fan, spot lights and boiler.

LANDING

6'2 x 9'6 (1.88m x 2.90m)

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

BEDROOM ONE

9'1 x 14' (2.77m x 4.27m)

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

BEDROOM TWO

9'1 x 11'7 (2.77m x 3.53m)

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

BEDROOM THREE

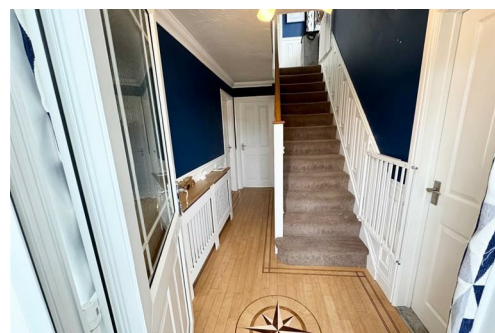
7'8 x 8'10 (2.34m x 2.69m)

Double glazed window to front aspect, low level bulk head, carpet, radiator and coved ceiling.

BATHROOM

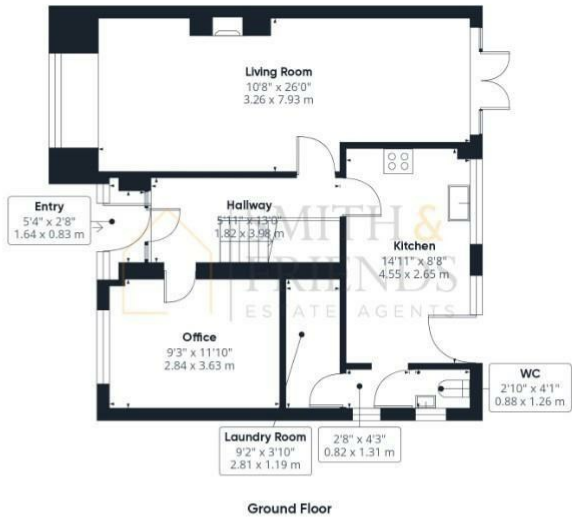
7'10 x 5'5 (2.39m x 1.65m)

Bath, shower, vanity wash hand basin, WC, heated towel rail, tiled flooring, spot lights and double glazed window to rear aspect.





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Approximate total area⁽¹⁾
1086.93 ft²
100.98 m²

(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) 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		
	63	77
England & Wales		EU Directive 2002/91/EC

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