



Ready to move straight into this AVANT build is well presented throughout and offers great family living. Located close to shops, schools and local amenities Plough Crescent would be the perfect purchase with a great deal to offer. Comprising of an open entrance hallway, a cosy lounge to the front of the property, open plan kitchen/diner and cloakroom on the ground floor. The upper level offers four good size bedrooms, ensuite to the master bedroom and family bathroom. External: Enclosed rear garden mainly laid to lawn with patio/seating area. Please call Smith & Friends to view on 01642 607555.

Plough Crescent, Stockton-On-Tees, TS19 8GZ
4 Bed - House - Detached
£269,995
EPC Rating: B
Council Tax Band: D
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Plough Crescent, Stockton-On-Tees, TS19 8GZ

ENTRANCE HALL

Double glazed window to front, stairs to upper level.

LOUNGE

Double glazed window, carpet flooring, radiator.

CLOAKROOM

WC, wash hand basin, flooring, heated towel rail.

KITCHEN/DINER

Open plan kitchen/diner, wall and base units, double glazed patio doors to rear, double glazed window to rear, flooring, electric oven, radiator.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front, radiator, carpet flooring.

BEDROOM TWO

Double glazed window to rear, carpet flooring, radiator.

BEDROOM THREE

Double glazed window to front, radiator, carpet flooring.

BATHROOM

Bath, wash hand basin, WC, radiator, double glazed window.



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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-58) 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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