



This Avant built excellent first time buyer purchase has come to the market with Smith and Friends Estate Agents. Offering great modern day living, the property comprises of an open plan, spacious modern kitchen/diner with the lounge located to the rear of the property overlooking the garden and cloakroom. The upper level offers three bedrooms, family bathroom and en suite to the master. External: generous rear garden mainly laid to lawn and seating/patio area. Location: close to supermarkets, schools and bus routes. Call Smith and Friends to arrange a viewing.

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

3 Bed - House - End Terrace

Offers Over £175,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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ENTRANCE

Via front entrance door.

CLOAKROOM

4'8 x 5'6 (1.42m x 1.68m)

Double glazed window to front aspect, wash hand basin, WC, heated towel rail, spot lights and extractor fan.

LOUNGE

16'4 x 9'11 (4.98m x 3.02m)

Double glazed doors to rear aspect, flooring, radiator and inserted fire.

KITCHEN

11'4 x 15'3 (3.45m x 4.65m)

Open plan with lounge, double glazed window to front aspect, radiator, gas hob, integrated oven and microwave, spot lights, storage cupboard and stairs to upper level.

LANDING

3' x 10'10 (0.91m x 3.30m)

Double glazed window to side aspect, carpet, radiator and storage cupboard.

BEDROOM ONE

8'6 x 7'9 (2.59m x 2.36m)

Double glazed window to rear aspect, fitted wardrobes and carpet.

EN SUITE

3'10 x 7'5 (1.17m x 2.26m)

Walk-in shower, wash hand basin, WC, heated towel rail and spot lights.

BEDROOM TWO

8'6 x 9'9 (2.59m x 2.97m)

Double glazed window to front aspect, carpet, radiator and loft access.

BEDROOM THREE

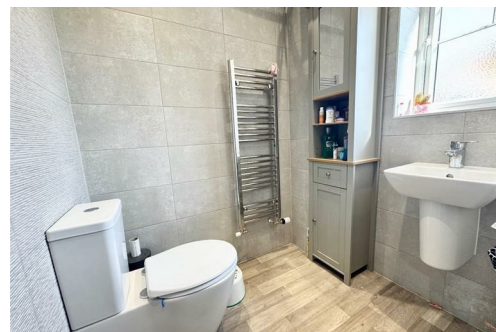
6'8 x 10'9 (2.03m x 3.28m)

Double glazed window to rear aspect, carpet, radiator and fitted wardrobes.

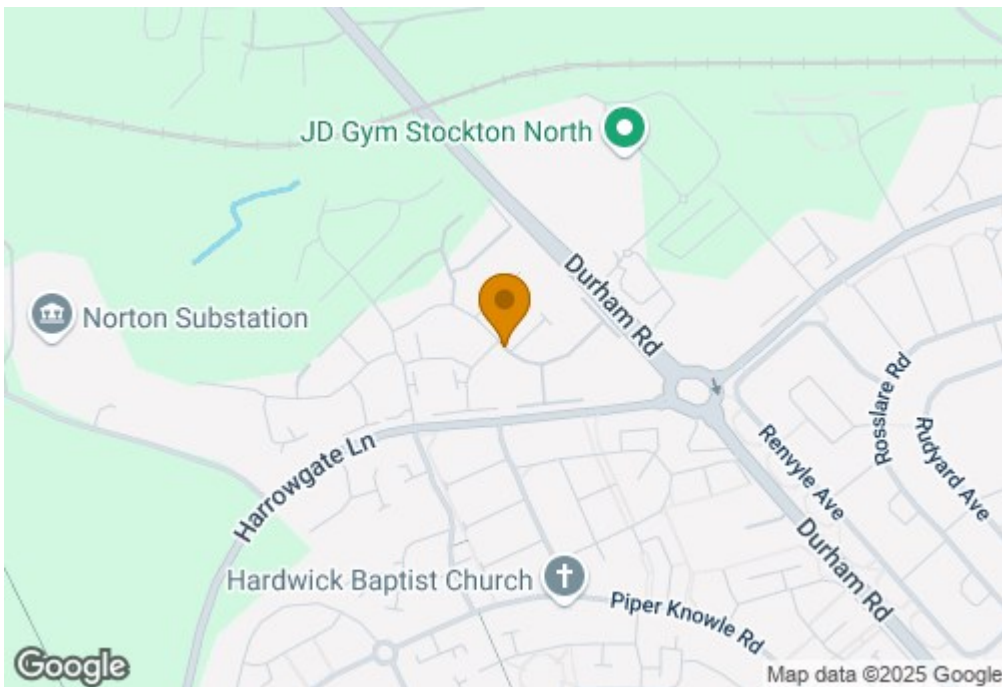
BATHROOM

7'7 x 5'6 (2.31m x 1.68m)

Bath, shower, wash hand basin, WC, heated towel rail and double glazed window to front aspect.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
785.43 ft²
72.97 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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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