



This well cared for home has come to the market designed to a show home standard. Beautifully presented internally and externally ready to move straight into the property sits in the end of the cul-de-sac of Casson Gardens. This beautiful detached house comprises of an entrance hallway, cloakroom, lounge, utility room and open plan kitchen/diner with bi-fold doors opening up onto the rear garden. The upper level offers three good size bedrooms, with the master bedroom having fitted robes and a modern ensuite bathroom. External: Enclosed rear garden, not over looked and a generous driveway to the front of the property for ample parking. Please call Smith & Friends to arrange a viewing on 01642 607555.

Casson Gardens, Stockton-On-Tees, TS17 0FU

3 Bedroom - House - Detached

£220,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



ENTRANCE HALLWAY

9'2 x 6'3 (2.79m x 1.91m)

Front entrance door, flooring, storage cupboard, spot lights, radiator.

LOUNGE

14'3 x 9'10 (4.34m x 3.00m)

Double glazed window to front aspect, flooring, radiator.

CLOAKROOM

5'9 x 2'11 (1.75m x 0.89m)

WC, wash hand basin, heated towel rail, double glazed window to side aspect.

KITCHEN

10' x 16'5 (3.05m x 5.00m)

Radiator, flooring, breakfast bar, spot lights, electric oven, integrated fridge and dishwasher, double glazed bi-fold doors to rear aspect.

UTILITY

4'6 x 7'3 (1.37m x 2.21m)

Door to side aspect, flooring, radiator, spot lights, base units.

LANDING

7'5 x 10'10 (2.26m x 3.30m)

Double glazed window to side aspect, flooring, cupboard, loft access, spot lights, motion lights on staircase.

LOFT

Fully boarded loft with added loft ladder to the hatch.

BEDROOM ONE

11'4 x 13'2 (3.45m x 4.01m)

Double glazed window to rear aspect, radiator, carpet.

EN SUITE

7'4 x 5'11 (2.24m x 1.80m)

Double glazed window to front aspect, walk-in shower, wash hand basin, WC, spot lights.

BEDROOM TWO

10'3 x 9'8 (3.12m x 2.95m)

Double glazed window to rear aspect, radiator, carpet.

BEDROOM THREE

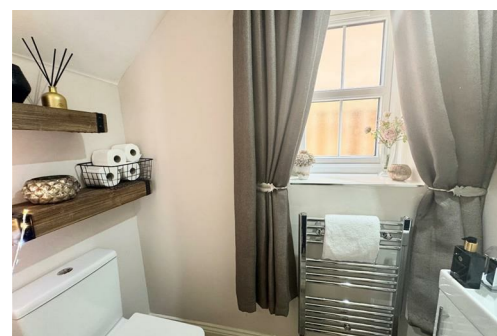
10'3 x 6'6 (3.12m x 1.98m)

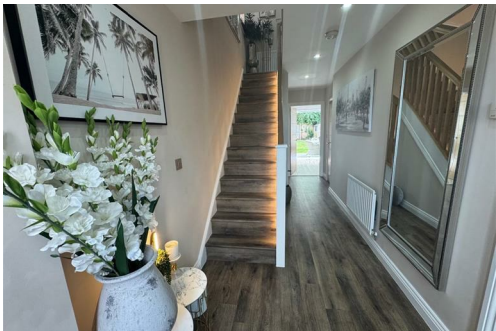
Double glazed window to rear aspect, carpet, radiator.

BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

Double glazed window to side aspect, fully tiled walls, tiled flooring, vanity wash hand basin, WC, spot lights, heated towel rail.





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Ground Floor



Floor 1

Approximate total area⁽¹⁾
913 ft²
84.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

