



Welcome to your perfect first home!

This beautifully presented three-bedroom semi-detached house is located on the popular Hartburn Grange Development, built by Taylor Wimpey. Ideal for first-time buyers or professional couples, this stylish home is move-in ready, with no work required – just unpack and start enjoying modern, low-maintenance living.

Step inside and you'll find a welcoming entrance hallway with built-in storage, leading to a bright and spacious lounge filled with natural light – a great space to relax or entertain. There's also a convenient cloakroom/WC, and to the rear of the property, an impressive open-plan kitchen and dining area. The kitchen has been upgraded by the current owners and includes modern fittings and finishes, plus there's a handy understairs cupboard with plumbing for additional functionality. The home also benefits from a full flooring package, already completed – saving you time and expense.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom enjoys its own private ensuite, while the other two bedrooms are served by a sleek and modern family bathroom.

Externally, the property offers a good-sized rear garden, fully enclosed and ready for you to make it your own – whether that's a lawn for summer barbecues or low-maintenance landscaping. To the front, there's a generous driveway, providing ample off-street parking.

Worton Crescent, Hartburn, Stockton, TS21 1GJ

3 Bed - House - Semi-Detached

£200,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



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Entrance Hallway
Flooring, 1 x radiator, front entrance door, storage cupboard and stairs to upper.

Lounge
Flooring, 1 x front double glazed window and 1 x radiator.

Kitchen/Diner
1 x radiator, 1 x rear double glazed window, rear double glazed doors, flooring, built in oven and grill.

Cloakroom
1 x radiator, flooring, wash hand basin and w/c.

Landing
Carpet flooring and loft access.

Bathroom
W/c, wash hand basin, 1 x radiator, bath and flooring.

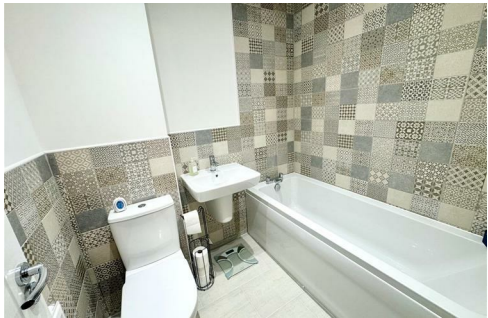
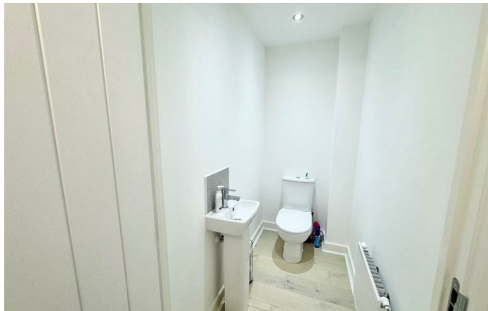
Master Bedroom
1 x front double glazed window, carpet flooring and 1 x radiator.

Ensuite
1 x front double glazed window, 1 x radiator, shower cubicle, w/c and wash hand basin.

Bedroom
1 x rear double glazed window, 1 x radiator and carpet flooring.

Bedroom
1 x rear double glazed window carpet flooring and 1 x radiator.

External
Enclosed rear garden and side gate.
Driveway - ample parking to the front.



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		90	90
(81-91) B			
(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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