



This outstanding, beautifully presented home is offered to the market in immaculate, move-in condition, requiring no additional work from its next owners. Finished to a high specification throughout, the property showcases quality craftsmanship and thoughtful design, with no expense spared.

Upon entering, you are greeted by a contemporary open-plan kitchen and dining area, featuring modern fittings, generous workspace, and ample room for entertaining. Flowing seamlessly from this space is the bright and inviting lounge situated at the rear of the property. The current owners have recently enhanced this room with a stylish media wall complete with an integrated fireplace, creating a warm and elegant focal point.

The first floor offers three generously sized bedrooms, each designed for comfort and versatility. The impressive master bedroom benefits from its own en-suite bathroom, featuring a luxurious walk-in shower. A separate, well-appointed family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The enclosed rear garden includes a neatly maintained lawn and a charming seating area accessed directly from the lounge—perfect for outdoor dining or relaxation. To the front, a substantial block-paved driveway provides ample parking for multiple vehicles.

Chisel Way, Stockton-On-Tees, TS19 8GJ

3 Bed - House - Semi-Detached

£180,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold




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- Kitchen
Stairs to upper, integrated appliances, 1 x front double glazed window and entrance door.
- Cloakroom
Flooring, heated towel rail, part tiled, wash hand basin and w/c.
- Lounge
Storage cupboard, flooring, rear double glazed doors to rear garden, media wall with inserted fire and radiator.
- Landing
1 x radiator, carpet flooring, loft access and 1 x side double glazed window.
- Bedroom
1 x rear double glazed window, carpet flooring, 1 x radiator and fitted robes.
- Ensuite
Walk in shower, w/c, wash hand basin and heated towel rail.
- Bedroom
1 x front double glazed window, carpet flooring and 1 x radiator.
- Bedroom
1 x rear double glazed window, fitted robes, carpet flooring and 1 x radiator.
- Bathroom
1 x front double glazed window, heated towel rail, bath, wash hand basin, w/c and flooring.
- External
Front driveway and enclosed rear garden laid to lawn and seating patio area.



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 | | | 95 |
| (81-91) B | | 84 | |
| (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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