



**\*\*REMODELLED\*\*REFURBISHED\*\*EXTENDED\*\*** Having been extended and refurbished by the current owner this fantastic detached property will appeal to a variety of potential buyers with its open plan layout, and stunning contemporary finish. Boasting a full width ground floor extension, stunning kitchen (with a range of integrated appliances) dual aspect lounge with multifuel fire, The first floor has three double bedrooms (master with refitted en suite) and luxurious family bathroom. The property also benefits from uPVC DG, GCH, and solid oak throughout the ground floor.

**Celandine Way, Stockton-On-Tees, TS19 8FB**

**3 Bed - House - Detached**

**Or Nearest Offer £280,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE HALLWAY

Composite front door, radiator and staircase to first floor landing

### DOWNSTAIRS TOILET

**4'5 x 3'3 (1.35m x 0.99m)**

White and chrome suite comprising of wash hand basin with vanity storage and low level WC. uPVC DG window and radiator.



### LOUNGE

**26'4 x 10'1 (8.03m x 3.07m)**

uPVC DG window to front, multifuel fire and radiator.

### BREAKFAST KITCHEN

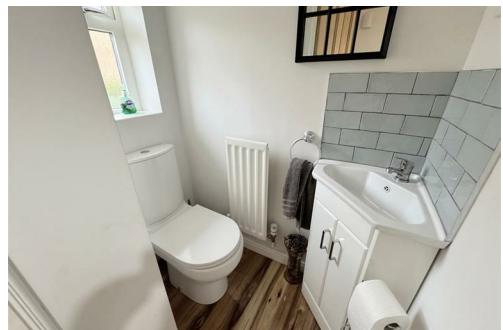
**26'4 x 10'7 (8.03m x 3.23m)**

Fitted with a comprehensive range of wall, base and drawer units with solid wood block worktops and co ordinated splashback tiling. Inset sink and drainer with mixer tap, halogen hob with illuminating extractor and fan assisted oven. Integrated appliances include, dishwasher, washing machine, fridge and freezer.

### DINING ROOM

**28'4 x 11'2 (8.64m x 3.40m)**

Joining the lounge and kitchen, with uPVC DG Sliding patio doors opening onto the rear patio.



## FIRST FLOOR

### LANDING

**5.05m x 3.18m**

uPVC DG window to rear and airing cupboard



### MASTER BEDROOM

**16'7 x 10'5 (5.05m x 3.18m)**

Dual aspect with uPVC DG window to front and rear, built in wardrobes and radiator.



### ENSUITE

**7'4 x 4'8 (2.24m x 1.42m)**

Modern white & chrome suite with double width walk in shower, wash hand basin with vanity storage and low level WC. Feature radiator, co ordinated tiled walls and flooring, uPVC DG window.

### BEDROOM 2 ( FRONT )

**9'3 x 9'2 (2.82m x 2.79m)**

uPVC DG window and radiator.



### BEDROOM 3 ( REAR )

**8'10 x 7'1 (2.69m x 2.16m)**

uPVC DG window to rear built in wardrobes and radiator.

### FAMILY BATHROOM

**8' x 2'9 (2.44m x 0.84m)**

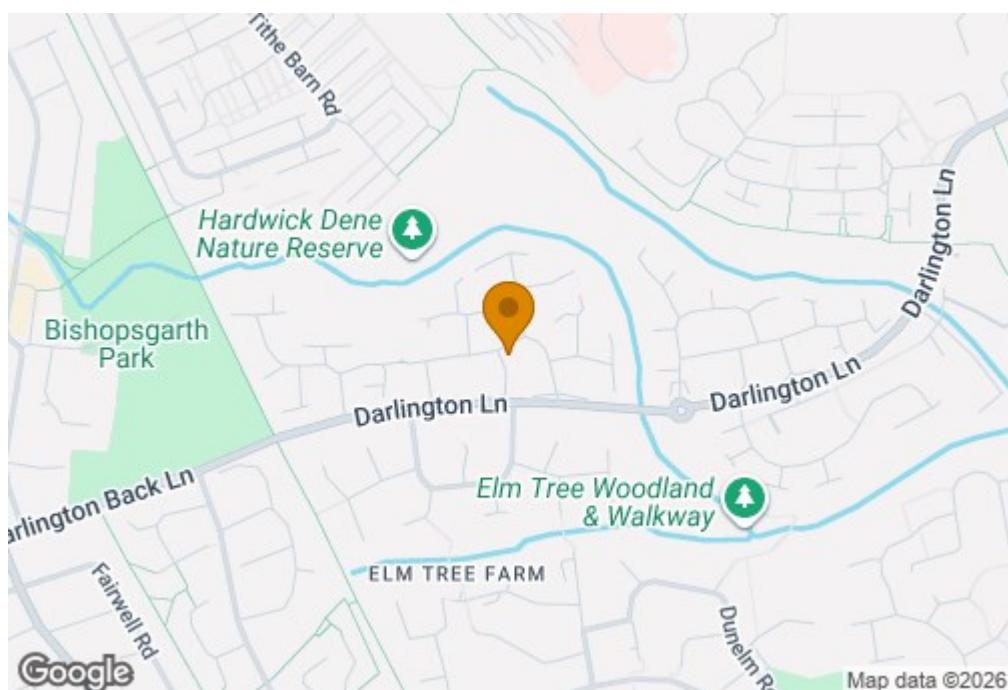
Stunning white and chrome suite comprising of panelled bath with shower over, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and flooring, feature radiator and uPVC DG window.

### EXTERNALLY

## Celandine Way, Stockton-On-Tees, TS19 8FB

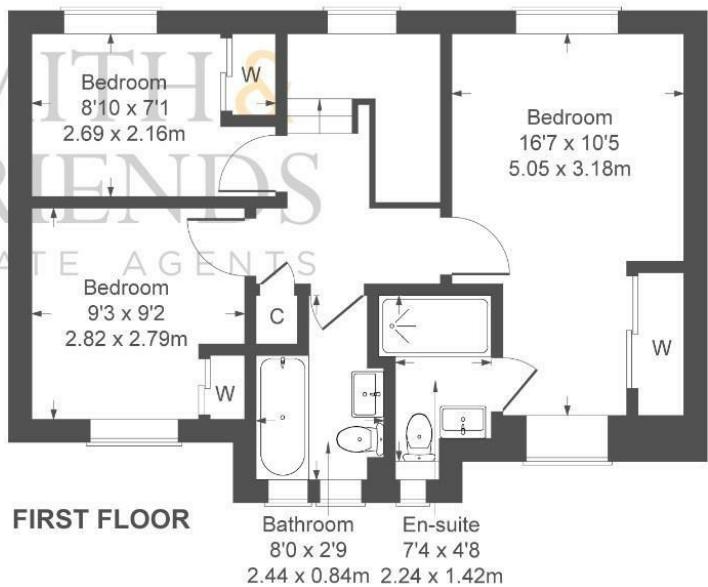
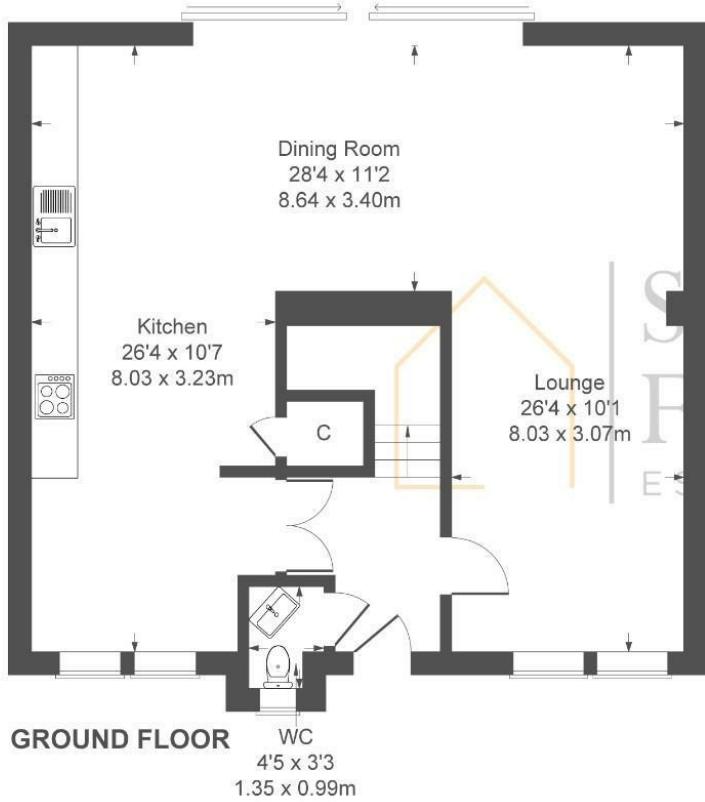


Set on a favourable corner plot the south westerly facing rear garden is fully enclosed and affords a good degree of privacy. Mainly laid to lawn with well stocked borders. the front garden is laid to lawn with a good sized driveway leading to single garage.



## Celandine Way

Approximate Gross Internal Area  
1246 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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	83
(81-91)	B	71
(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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