



## Picton Crescent

Thornaby, Stockton-On-Tees, TS17 0EZ

For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Extended Semi-Detached Bungalow Is Situated Within A Highly Sought-After Location And Is Immaculately Presented Throughout, Ready For Immediate Occupation. Sensible Offers Invited.

Offers in the region of £190,000



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- For Sale With The Advantage Of No Onward Chain & Vacant Possession
- Extended Semi-Detached Bungalow In A Sought-After Location
- Spacious Entrance Hallway With Welcoming Feel
- Generous Lounge With Feature Fireplace Perfect For Cosy Evenings
- Three Well-Appointed Bedrooms With The Master Benefiting From French Doors
- Great Size Kitchen & Separate Dining Room Perfect For Families
- Fully Boarded Loft With Pull-Down Ladder And Velux Window
- Enclosed Rear Garden With Lawn, Patio And Decked Seating Areas
- Garage, Outbuilding And Driveway Providing Off-Road Parking
- Ready For The New Owners To Move Straight Into

## Full Description

## Location

## Note

## Disclaimer

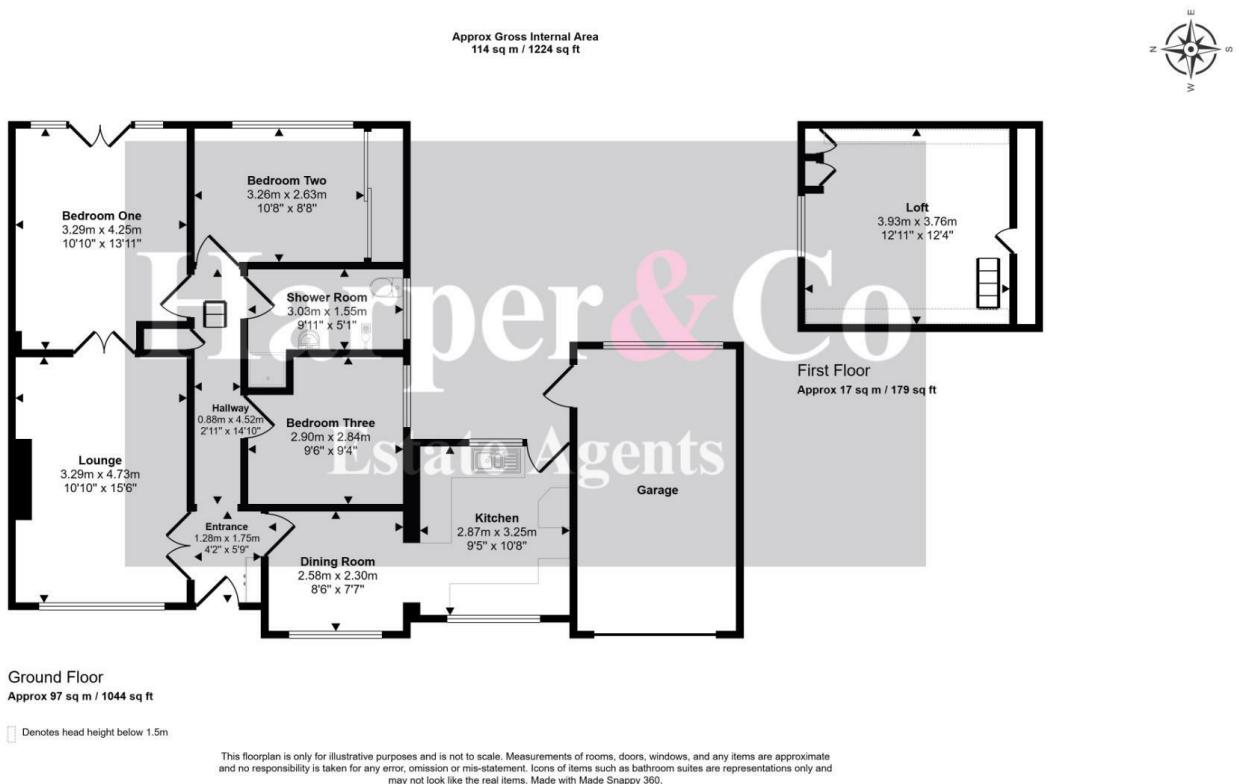
## Money Laundering Notice



## Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			80
(81-91) B			64
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	