



Sculptor Crescent, Stockton-On-Tees

£270,000

IH INGLEBY HOMES





Built by 'Bellway' to this especially generous design, delivering well-planned, and spacious accommodation over two levels, early viewing is advised when it comes to this sensibly priced property as part of a 'Story Homes' part-exchange offering.

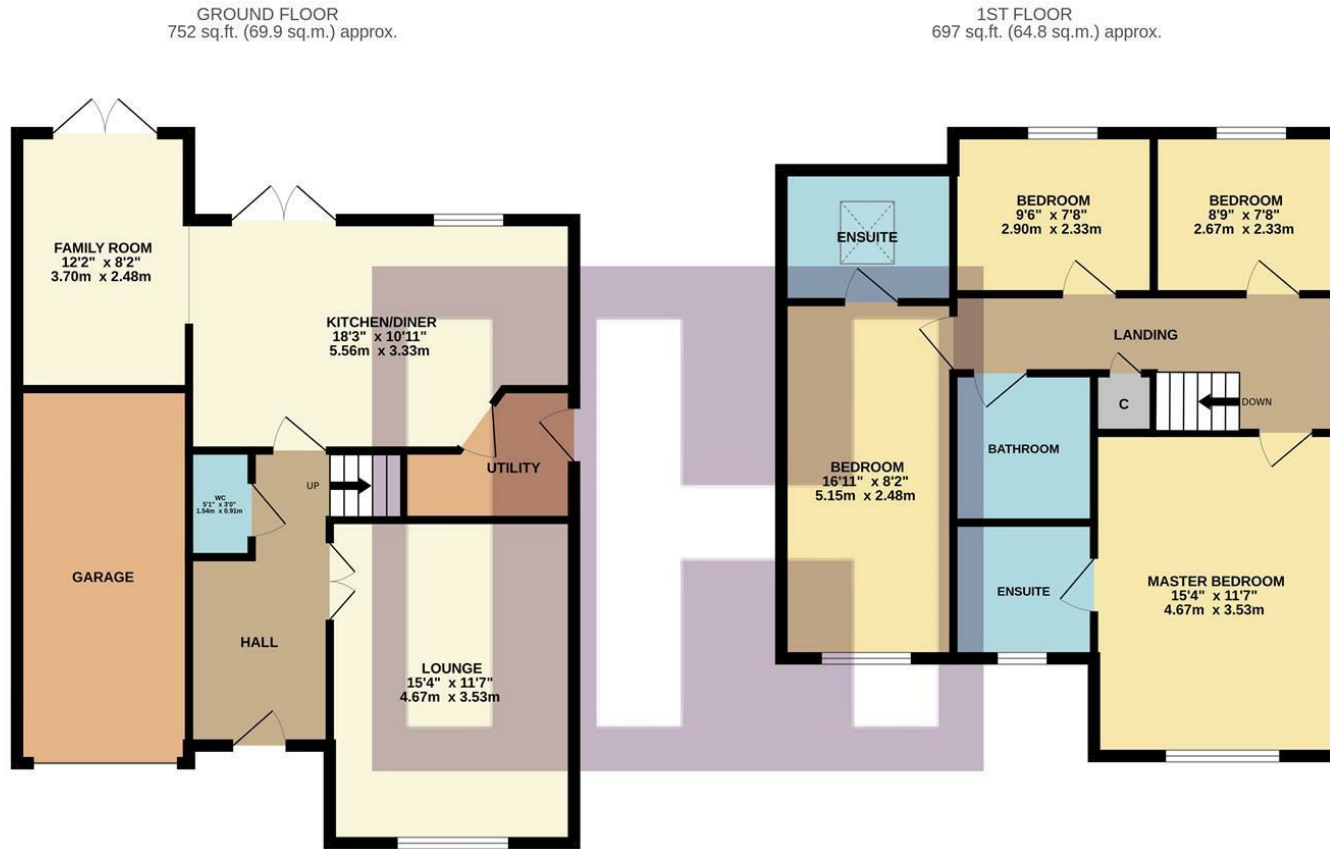
Features include a large, independent lounge, separate open-plan kitchen/diner and family room to the ground floor, whilst two of the generous bedrooms enjoy ensuite showier rooms. The rear garden being generous, whilst a double-width drive approaches the integral garage to the front.



Briefly, the accommodation comprises an entrance hall, cloakroom/WC, spacious lounge, modern kitchen/diner with utility off and open-plan family room to the ground floor. The first floor brings four great bedrooms, the large 'Master' with ensuite, a feature repeated in bedroom two, and separate, modern family bathroom.

Early viewing is strongly advised, call Ingleby Homes on 01642671025 or email: sales@ingleby-homes.co.uk.

The Layout



TOTAL FLOOR AREA: 1449 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	79	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

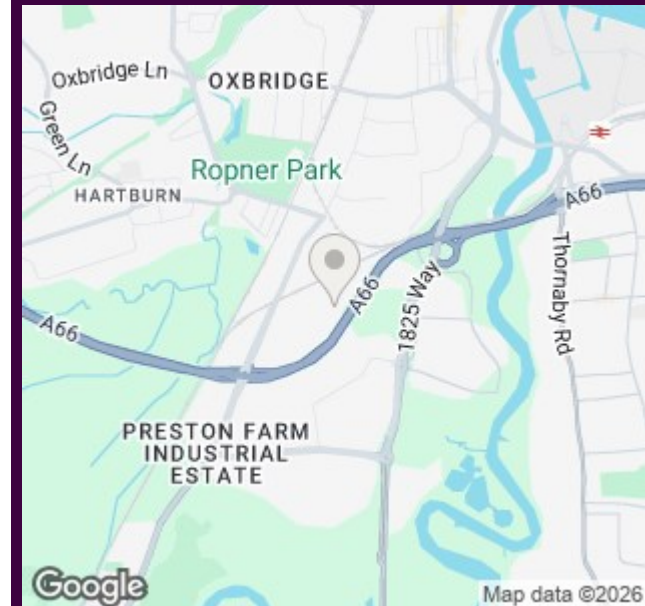
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	79	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

The Location



Council Tax Band:
Tenure:

E
Freehold



- Priced for an early sale under Story Homes part-exchange offering
- Early viewing is strongly advised, call Ingleby Homes on 01642671025 or email: sales@ingleby-homes.co.uk.
- Large 'Bellway' built design, four bedrooms and two ensuite
- Separate lounge, open-plan kitchen/diner and family room to ground floor



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