



**Carina Crescent, TS18 3QS**  
**4 Bed - House - Semi-Detached**  
**£235,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: C**



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# Carina Crescent Stockton-On-Tees TS18 3QS

This beautifully presented four-bedroom semi detached home is situated on a highly sought-after residential estate, ideally located for convenient access to the A66, as well as nearby shops and the popular market town of Yarm.

Upon entering the property, you are welcomed by a spacious and inviting entrance hallway, which leads to a convenient cloakroom and sets the tone for the rest of the home. The ground floor features a stylish, open-plan modern kitchen and dining area, thoughtfully designed for both everyday living and entertaining. This space also benefits from direct access to the integral garage, adding practicality and ease.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master bedroom complete with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, making this an ideal home for families.

Externally, the rear garden is a standout feature—beautifully maintained and versatile, it provides the perfect setting for relaxing, entertaining, or family activities. The property also includes a garage and is finished to a high standard throughout, making it ready to move into and enjoy.

Overall, this is a superb home combining comfort, style, and convenience in a desirable location











### **ENTRANCE HALLWAY**

Front entrance door, flooring, radiator, stairs to upper level, double glazed window to side aspect.

### **CLOAKROOM**

Wash hand basin, WC, flooring, radiator, double glazed window to side aspect.

### **LOUNGE**

Double glazed window to front aspect, carpet, radiator.

### **KITCHEN**

Double glazed window to rear aspect, integrated appliances, tiled flooring, radiator, storage cupboard, gas hob, access to integral garage.

### **LANDING**

### **BEDROOM ONE**

Double glazed window to front aspect, carpet, radiator.

### **EN SUITE**

Shower, wash hand basin, WC, flooring, radiator.

### **BEDROOM TWO**

Double glazed window front aspect, carpet, radiator.

### **BEDROOM THREE**

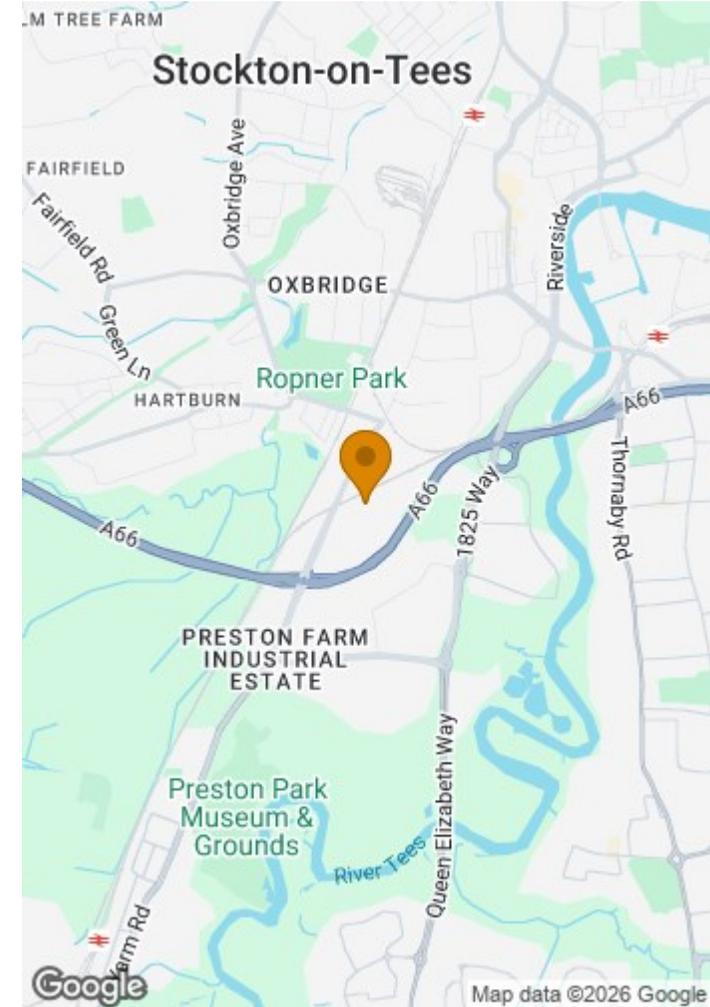
Double glazed window to rear aspect, carpet, radiator.

### **BEDROOM FOUR/OFFICE**

Double glazed window to front aspect, carpet, radiator, low level bulk head.

### **BATHROOM**

Bath, shower, wash hand basin, WC, partly tiled, radiator, double glazed window to rear aspect.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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