







An impressive and beautifully presented FOUR BEDROOM modern family home, offering spacious and versatile accommodation arranged over three floors. Finished to a high standard throughout, this attractive property is ready for immediate occupation and is perfectly suited to growing families seeking contemporary living in a desirable location.

The ground floor welcomes you with a spacious entrance hallway leading to a superb open-plan kitchen, dining and living area, creating the perfect space for both everyday family life and entertaining. With direct access to the rear garden, this impressive area offers a wonderful connection between indoor and outdoor living. A convenient guest cloakroom/WC and a generous walk-in storage cupboard complete the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms, all offering flexible accommodation to suit a variety of needs, whether as bedrooms, a home office or guest accommodation. These rooms are served by a stylish and modern family bathroom.

Occupying the entire second floor is the impressive principal bedroom suite, providing a fantastic private retreat. This spacious room benefits from its own en-suite bathroom and walk-in wardrobe, together with delightful elevated views across the open green space to the front of the property.

Externally, the property continues to impress with ample off-street parking and the added benefit of a garage. To the rear is an attractive, enclosed garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining, entertaining or simply relaxing during the warmer months.

Further noteworthy features include an integrated automated lighting system and a pre-installed security camera, offering additional convenience and peace of mind.

LOCATION

Ideally positioned within a popular residential development, the property enjoys convenient access to a range of everyday amenities, including supermarkets, schools and local shopping facilities.

Chisel Way, Stockton-On-Tees, TS19 8GJ
4 Bed - House - Semi-Detached
£220,000
EPC Rating: B
Council Tax Band: C
Tenure: Freehold

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ENTRANCE HALLWAY
6'5" x 5'1" (1.98m x 1.57m)
Entrance door, flooring, stairs to upper level.

CLOAKROOM
5'8" x 3'6" (1.73m x 1.07m)
WC, wash hand basin, flooring, partly tiled.

LOUNGE
12'7" x 25'5" (3.86m x 7.77m)
Open plan with kitchen, flooring, double glazed bi-fold doors to rear aspect, radiator, storage cupboard, spot lights.

KITCHEN
Spot lights, double glazed window to front aspect, electric hob, radiator, flooring.

LANDING
3'6" x 10'0" (1.09m x 3.05m)
Carpet, stairs to upper level, double glazed window to side aspect.

BEDROOM TWO
9'1" x 12'11" (2.77m x 3.96m)
Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE
9'1" x 12'2" (2.77m x 3.71m)
Double glazed window to front aspect, carpet, radiator.

BEDROOM FOUR
7'10" x 9'1" (2.41m x 2.77m)
Double glazed window to rear aspect, carpet, radiator.

BATHROOM
6'11" x 5'6" (2.13m x 1.70m)
Double glazed window to front aspect, bath, shower, wash hand basin, WC.

SECOND FLOOR LANDING
3'10" x 3'4" (1.19m x 1.02m)

MASTER BEDROOM
12'9" x 12'2" (3.89m x 3.71m)
Carpet, radiator.

EN SUITE
8'5" x 4'9" (2.59m x 1.45m)
Walk-in shower, wash hand basin, WC.











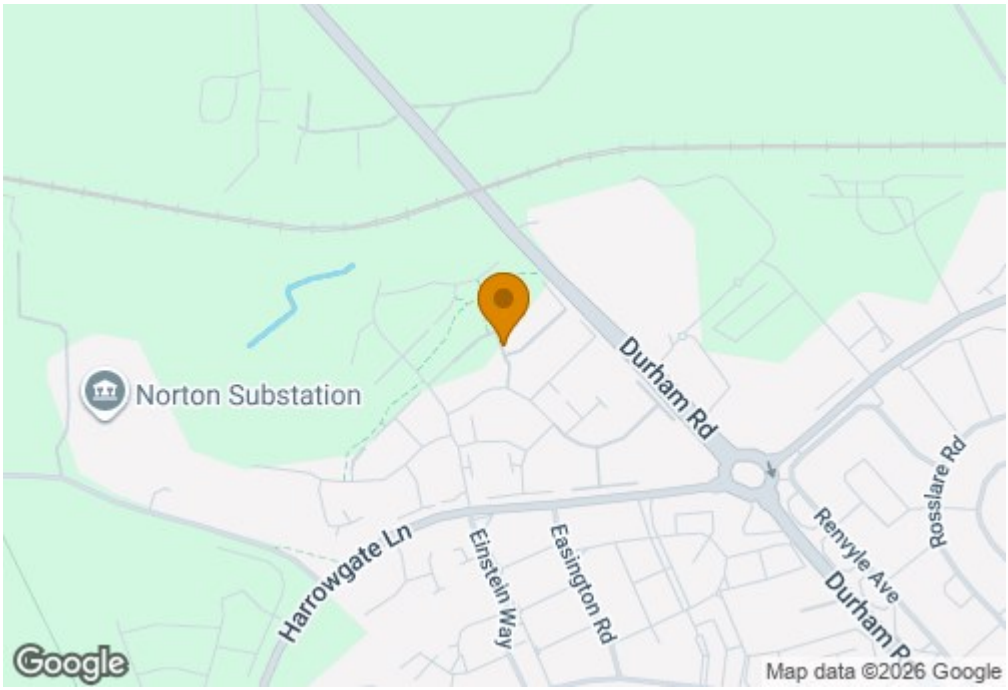
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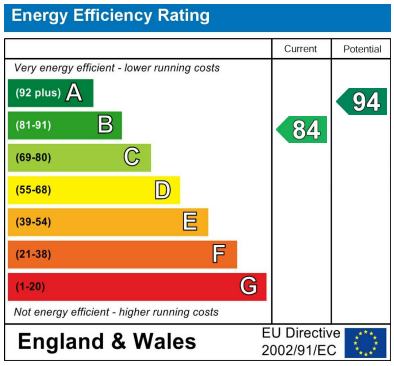




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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