



## Welland Crescent, Elm Tree, Stockton-On-Tees, TS19 0UT

This beautifully extended and immaculately presented three bedroom detached home sits on a generous plot in the sought after Elm Tree area. Thoughtfully updated in recent years, the property offers spacious, modern living throughout.

The entrance hall opens into a large lounge with a bay window and stylish media wall with an elegant electric fire. Double doors lead through to a stunning open plan kitchen and dining area, extended to create a bright and sociable space. Fitted in 2022, the kitchen features contemporary units, a breakfast bar, and a range oven, which is included in the sale. The dining area is flooded with natural light from French doors that open onto the rear garden.

The former garage has been converted into a versatile room, currently used as a playroom, but equally suited as a second reception room, home office, or gym.

Upstairs, the home offers three well proportioned bedrooms, with the master benefiting from built-in wardrobes. The fully tiled family bathroom, also installed in 2022, includes a separate bath and shower with a modern rainfall showerhead.

Additional features include Hive controlled gas central heating, upgraded radiators, double glazing, a new composite front door, internal doors, and replacement soffits and fascias completed in 2025. Blinds and light fittings are also included in the sale.

Outside, the front of the property provides generous off-road parking with a large driveway framed by raised planters and mature shrubs. To the rear, a spacious lawned garden and patio area offer an ideal setting for outdoor entertaining.

Located within walking distance of local schools, shops, and amenities, and with easy access to the A66 for commuters, this superb family home combines space, style, and convenience in equal measure.

**Offers In The Region Of £240,000**

## HALL

### LOUNGE

23' x 10'10" (7.01m x 3.30m)

### FAMILY ROOM

17'5" x 7'8" (5.31m x 2.34m)

### KITCHEN/DINING ROOM

19'3" x 15'10" (5.87m x 4.83m)

### LANDING

### BEDROOM 1

11'7" x 10'8" (3.53m x 3.25m)

### BEDROOM 2

11'3" x 10'8" (3.43m x 3.25m)

### BEDROOM 3

8'4" x 8'4" (2.54m x 2.54m)

### BATHROOM

8'2" x 8' (2.49m x 2.44m)

### AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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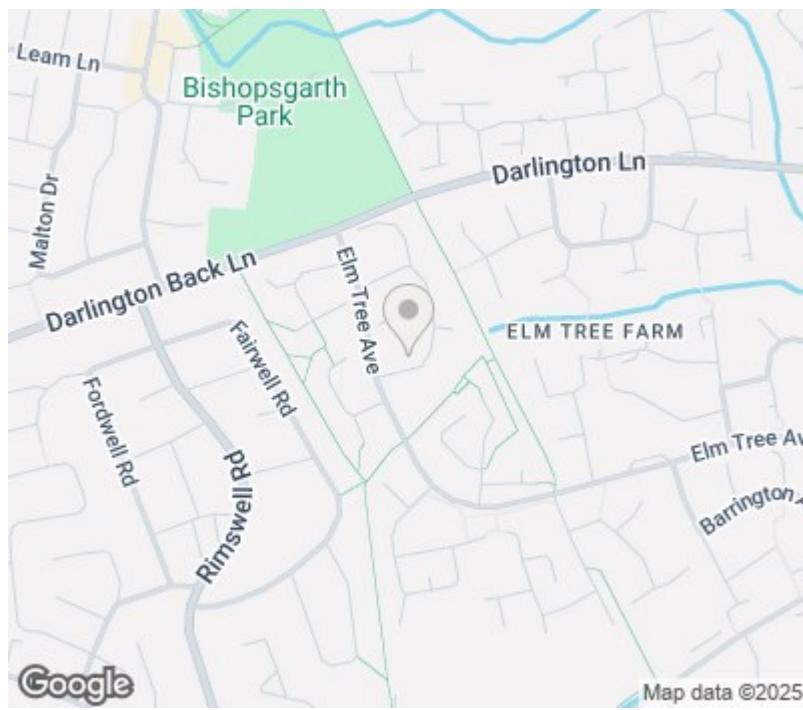
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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17 Bishop Street, Stockton on Tees, TS18 1SY  
[stockton@gowlandwhite.co.uk](mailto:stockton@gowlandwhite.co.uk)

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