



8 Harewood Crescent

Elm Tree, Stockton-On-Tees, TS19 0SZ

Offers in excess of £280,000



Situated Within A Popular And Quiet Cul-De-Sac Location In The Highly Regarded Elm Tree Area, This Substantial And Versatile Family Home Offers Generous Living Space, Modern Upgrades And A Flexible Layout Ideal For Growing Families Or Those Seeking Ground Floor Accommodation Options.

The Ground Floor Provides An Excellent Layout For Modern Living, Featuring A Spacious Open-Through Living Room, Dining Area And Sun Room — Creating A Fantastic Space For Entertaining And Everyday Family Life. A Separate Ground Floor Family Room Offers Excellent Versatility And Could Easily Be Used As A Fifth Bedroom, Making It Ideal For Guests Or Family Members With Mobility Requirements. A Convenient Ground Floor W.C Further Enhances The Practicality Of The Home.

The Recently Refitted Modern Kitchen Is Finished In An On-Trend Style And Comes Complete With Integrated Appliances, Providing A Stylish And Functional Space At The Heart Of The Property.



Location

Take A Turn Off Elm Tree Avenue Onto Helmsley Grove, Then A Left Onto Harewood Crescent & The Property Sits On The Left-Hand Side.

Our Lady & St Bede School - 3 Minute Drive / 10 Minute Walk
White House Primary School - 3 Minute Drive / 10 Minute Walk
Elm Tree Store - 2 Minute Drive / 5 Minute Walk
The Elm Tree Pub - 2 Minute Drive / 5 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Hallway

Composite Entrance Door, Solid Oak Doors Leading To The Living Room & Family Room/Ground Floor Bedroom, Central Staircase Leading To The First Floor Landing.

Living Room

13'11x10'10 (4.24mx3.30m)
uPVC Double Glazed Window, Radiator, Opening Through To The Dining Area, Solid Oak Door Leading To The Entrance & Staircase.

Dining Area

9'5x9' (2.87mx2.74m)
Space For Dining Table & Chairs, Radiator, Solid Oak Door Leading To The Kitchen, Opening Through To The Sun Room.

Sun Room

11'6x10'11 (3.51mx3.33m)
uPVC Double Glazed Windows & French Doors Leading Out To The Rear Garden, 2x Decorative Wall Mounted Radiators.

Kitchen

11'x9'2 (3.35mx2.79m)
Fitted With A Range Of Modern High Gloss Base, Wall & Drawer Units, Work Surface Incorporating A Sink Unit & Chrome Mixer Tap, Built-In Oven, Hob & Overhead Extractor Fan, Spaces For A Washing Machine, Integrated Dishwasher & Fridge Freezer, Radiator, uPVC Double Glazed Window, Solid Oak Door Leading To An Understair Storage Cupboard, Solid Oak Door Leading To The W.C, Solid Oak Door Leading To The Family Room/Ground Floor Bedroom, Recessed Spotlights To The Ceiling, uPVC Double Glazed Door Leading To The Side & Rear Garden.

Family Room/Ground Floor Bedroom

uPVC Double Glazed Window, Radiator, Recessed Spotlights To The Ceiling, Solid Oak Door Leading To The Kitchen & Ground Floor W.C, , Solid Oak Door Leading To The Entrance Hallway.

First Floor Landing

Provides Access To Bedrooms & Family Bathroom, Access To The Loft Space Via Hatch.

Master Bedroom

14'10x9'3 (4.52mx2.82m)
uPVC Double Glazed Window & Radiator, Solid Oak Door Leading To The En-Suite Shower Room.

En-Suite Shower Room

Corner Shower Cubicle, White Wash Hand Basin, W.C, Radiator. uPVC Double Glazed Window.

Bedroom Two

13'7x11' (4.14mx3.35m)
uPVC Double Glazed Window, Radiator, Solid Oak Door, Fitted Sliding Wardrobes.

Bedroom Three

9'7x7'7 (2.92mx2.31m)
uPVC Double Glazed Window, Radiator, Solid Oak Door

Bedroom Four

8'4x10'6 (2.54mx3.20m)
uPVC Double Glazed Window, Radiator, Solid Oak Door.

Family Bathroom

Fully Tiled & Fitted With A White Three Piece Suite Compromising; Bath With Shower Over & Screen, Wash Hand Basin, W.C, Radiator, uPVC Double Glazed Window, Solid Oak Door.

Loft Space

Centrally Boarded With Pull Down Solid Wood Ladder, Power/Lighting.

Energy Efficiency Rating - D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band - D

Council Tax Estimate £2,138

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

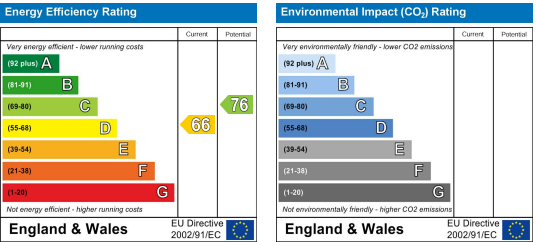
Area Map



Floor Plans



Energy Efficiency Graph



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.