



## 3 Stokesley Crescent

Billingham, TS23 1LX

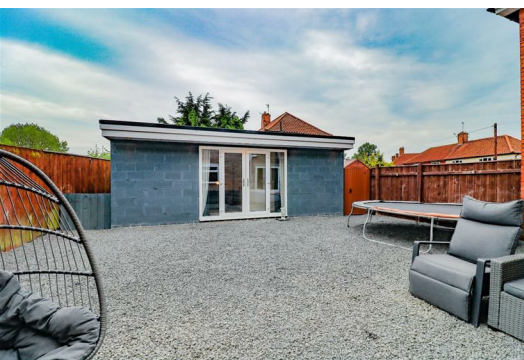
**Offers in excess of £165,000**



\* OFFERS INVITED\* For Sale With The Benefit Of No Onward Chain! Welcome To Stokesley Crescent, Billingham - A Family Home That Is Sure To Impress! This Delightful Property Boasts A Dual Aspect Living Room With French Doors Leading Out To The Garden, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Three Bedrooms And Two Bathrooms, There Is Ample Space For The Whole Family To Enjoy.

One Of The Highlights Of This Property Is The Recently Installed 'Howdens' Kitchen, Complete With Integrated Appliances, Oak Worktops, LED Lighting And An Air Conditioning Unit - Perfect For Whipping Up Delicious Meals In Style.

Step Outside Into The Garden And Discover The Fantastic Outbuilding, Featuring A Family Area, Sauna, Bath & Wash Basin, Power, And Electric Heating. Imagine Unwinding In Your Own Private Sauna Or Hosting





**Location:**  
Positioned Well Within A Popular Residential Area, Stokesley Crescent Can be Accessed From Central Avenue Or Station Road.

Billingham South Primary School - 5 Minute Walk  
Northfield School & Sports College - 7 Minute Drive  
Old Billingham Village & Green - 7 Minute Walk  
Billingham Town - 5 Minute Drive  
Tesco Superstore - 4 Minute Drive  
Norton High Street - 5 Minute Drive

Journey Times Are Approximate Provided By Google Maps.

**Externally**  
Front Aspect - Recently Laid Pattern Imprint Driveway Providing Off-Road Parking, External Render, Secure Gated Access To The Rear Garden. Rear Aspect - Decorative Stones, Outbuilding, Power & Water Supply, Shed.

**Entrance Hallway**  
Secure Composite Entrance Door, Oak Skirting Boards, Architrave, Doors Frames & Doors, Staircase leading To The First Floor.

**Lounge**  
uPVC Double Glazed Window, French Doors, Media Wall, Radiator, Oak Skirting Boards, Architrave, Doors Frames & Doors.

**Kitchen**  
Fitted With A Range Of Base, Wall & Drawer Units, Oak Work Tops & Breakfast Bar, Double Bowl Stainless Steel Sink Unit With Mixer Tap, Built-In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Electric Air Conditioning/Heating Unit, Under Stairs Storage Cupboard, uPVC Double Glazed Window, Radiator, Oak Skirting Boards, Architrave, Doors Frames & Doors.

**First Floor Landing**  
Access To Bedrooms & Bathroom, Oak Skirting Boards, Architrave, Doors Frames & Doors.

**Bedroom One**  
uPVC Double Glazed Window, Radiator, Oak Skirting Boards, Architrave, Doors Frames & Doors, Walk-In Storage Area.

**Bedroom Two**  
uPVC Double Glazed Window, Radiator, Oak Skirting Boards, Architrave, Doors Frames & Doors.

**Bedroom Three**  
uPVC Double Glazed Window, Radiator, Oak Skirting Boards, Architrave, Doors Frames & Doors.

**Family Bathroom**  
Fully Tiled Width Double Length Walk-In Shower Enclosure, White Hand Wash Basin, W.C, Vertical Radiator, uPVC Double Glazed Window, Radiator.

**Outbuilding**  
uPVC Double Glazed French Doors, Electric Air Conditioning/Heating Unit, White Free Standing Bathtub & Wash Hand Basin, Sauna Unit, External Spotlights.

**Loft Space**  
Insulated Only.

**Energy Efficiency Rating: C**  
The Full Energy Efficiency Certificate Will Then Be Available On Request.

**Property Information:**  
Tenure: Freehold  
Local Authority: Stockton Borough Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: A  
Services: The property is offered to the market with all mains services and gas-fired central heating.  
Broadband delivered to the property: Cable  
Non-standard construction: Believed to be of standard construction  
Wayleaves, Rights of Way & Covenants: None which our clients are aware of  
Flooding issues in the last 5 years: None  
Accessibility: Two storey dwelling. No accessibility modifications  
Cladding: None - Front Aspect External Render  
Planning issues: None which our clients are aware of  
Coastal erosion: None  
Coal mining in the local area: None

**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.

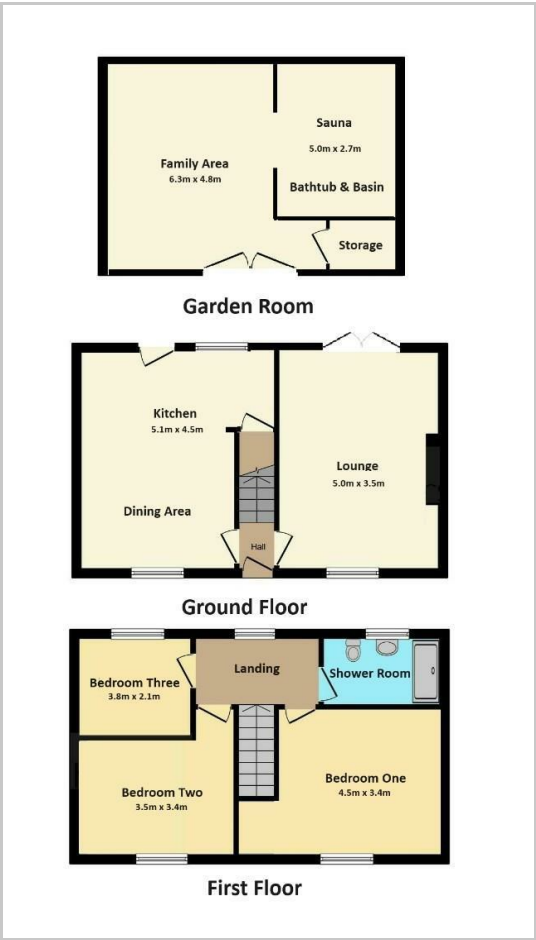
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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. (STPP) Is Subject To Planning Permission.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

