



This beautifully presented, modern home spans three spacious floors and is ready for immediate occupation.

The ground floor features a welcoming entrance hallway, an impressive open-plan kitchen and lounge area with direct access to the rear garden, a convenient cloakroom, and a generous walk-in storage cupboard.

On the first floor, you'll find three well-proportioned bedrooms and a stylish family bathroom. The top floor is dedicated to the luxurious master suite, complete with an en-suite bathroom, a walk-in wardrobe, and stunning views over the green belt to the front of the property.

Externally, the home benefits from ample parking, a garage, and a private rear garden laid to lawn with a patio seating area—perfect for outdoor entertaining.

Additional features include an integrated automated lighting system and a pre-installed security camera for added convenience and peace of mind.

#### Location

Ideally situated close to supermarkets, local amenities, and reputable schools, this property also offers easy access to the nearby village of Sedgefield and its charming surroundings.

**Chisel Way, Stockton-On-Tees, TS19 8GJ**

**4 Bed - House - Semi-Detached**

**£230,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**





# Chisel Way, Stockton-On-Tees, TS19 8GJ



## ENTRANCE HALLWAY

**6'6 x 5'2 (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

**12'8 x 25'6 (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

**3'7 x 10' (1.09m x 3.05m)**

Carpet, stairs to upper level, double glazed window to side aspect.

## BEDROOM TWO

**9'1 x 13' (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

**7'11 x 9'1 (2.41m x 2.77m)**

Double glazed window to rear aspect, carpet, radiator.

## BATHROOM

**7' x 5'7 (2.13m x 1.70m)**

Double glazed window to front aspect, bath, shower, wash hand basin, WC.

## SECOND FLOOR LANDING

**3'11 x 3'4 (1.19m x 1.02m)**

## MASTER BEDROOM

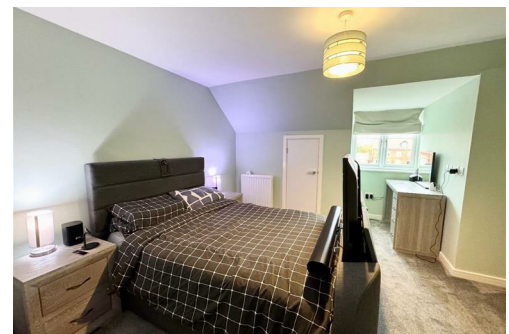
**12'9 x 12'2 (3.89m x 3.71m)**

Carpet, radiator.

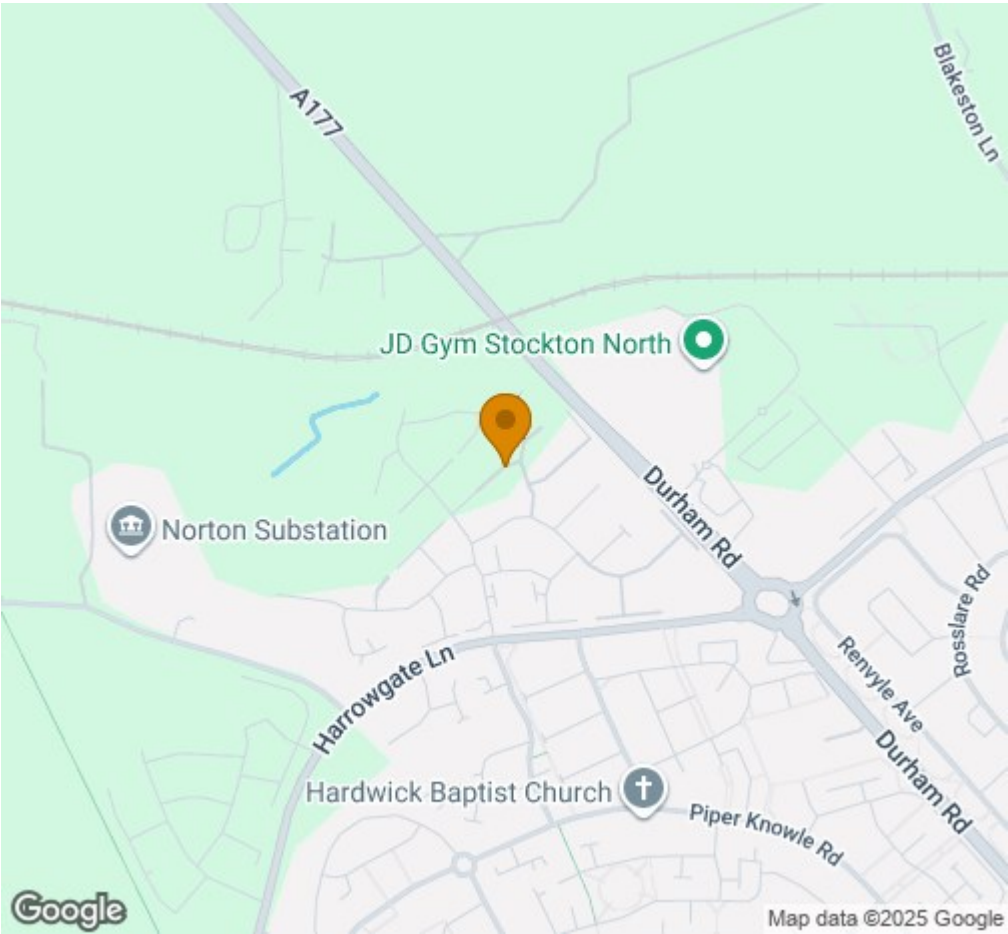
## EN SUITE

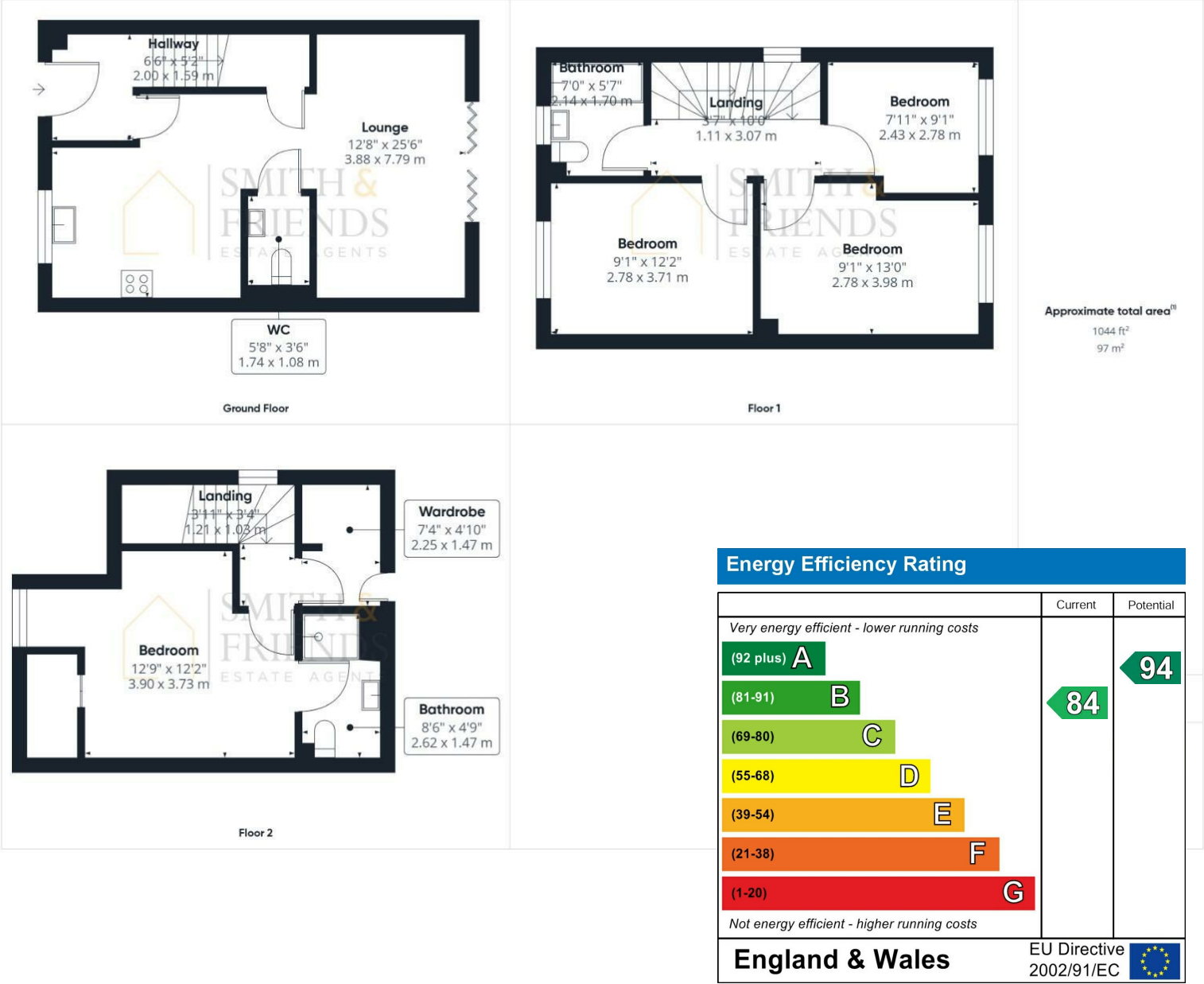
**8'6 x 4'9 (2.59m x 1.45m)**

Walk-in shower, wash hand basin, WC.



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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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