



Stylishly presented throughout and boasting a generous rear garden, extended off-street parking, and a detached side garage, this impressive three-bedroom home is sure to appeal to a wide range of buyers.

Constructed by Bellway Homes on the highly regarded Queensgate development, the property occupies one of the larger original designs within the scheme, offering spacious and thoughtfully arranged accommodation finished to a modern standard throughout.

A particular highlight is the excellent bedroom space, with three well-proportioned double bedrooms, complemented by versatile living accommodation on the ground floor. The generous lounge provides a comfortable retreat, while the separate dining room enjoys French doors opening onto the rear garden, creating an ideal space for both everyday family life and entertaining. The contemporary fitted kitchen is well-equipped and stylishly appointed.

The accommodation briefly comprises an entrance hallway, cloakroom/WC, spacious lounge, dining room, and modern fitted kitchen to the ground floor. To the first floor are three generous bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property continues to impress. The fully enclosed rear garden features a substantial lawn, a patio seating area, and a garden shed, providing a private and attractive outdoor space. To the front, the driveway has been extended to accommodate additional parking, while a side driveway leads to the garage.

Sculptor Crescent, Stockton-On-Tees, TS18 3WD

3 Bed - House - Semi-Detached

£180,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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Entrance Hallway

Entrance door, stairs to upper and radiator.

Cloakroom

Double glazed window, w/c and wash handbasin

Lounge

Double glazed window, access to dining room and radiator.

Diner

Radiator, double glazed doors and access to kitchen.

Kitchen

Double glazed window, radiator, wall and base units

Landing

Bathroom

Double glazed window, w/c, wash hand basin and bath

Bedroom

Double glazed window and radiator.

Ensuite

Shower, w/c, wash hand basin and double glazed window.

Bedroom

Double glazed window and radiator.

Bedroom

Double glazed window and radiator.

Bathroom



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	

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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