



This fantastic property has undergone a full refurbishment throughout to a very high specification. Ready to move straight into this three bedroom semi detached house comprises of an entrance hallway, spacious lounge and newly fitted kitchen on the ground floor. The upper floor has three bedrooms with the master bedroom having an en suite and a beautiful new family bathroom suite being fitted. The vendors have re-wired the property and new floors have been fitted. This would be a perfect family home with no works required. Location: Close to Norton High Street. Chain free and vacant possession.

**Weston Crescent, Stockton-On-Tees, TS20 2HU**

**3 Bed - House - Semi-Detached**

**Offers Over £165,000**

**EPC Rating: E**

**Council Tax Band: B**

**Tenure: Freehold**



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## HALLWAY

**7'10 x 7'9 (2.39m x 2.36m)**

uPVC double glazed door to front aspect, flooring, radiator and under stairs cupboard.



## LOUNGE

**20 x 10'11 (6.10m x 3.33m)**

Double glazed bay window to front aspect, carpet, double glazed doors to rear aspect and two radiators.

## KITCHEN

**20' x 9' (6.10m x 2.74m)**

Part tiling, laminate flooring, storage cupboard, double glazed doors to rear aspect, double glazed window to side aspect, spot lights, radiator, integrated fridge/freezer, electric hob and integrated oven.

## LANDING

**6'10 x 2'7 (2.08m x 0.79m)**

Carpet flooring and loft access.



## BEDROOM 1

**12'4 x 10'8 (3.76m x 3.25m)**

Double glazed window to rear aspect, radiator and carpet.

## EN SUITE

**5'7 x 3'7 (1.70m x 1.09m)**

Shower cubicle, wash hand basin, WC, spot lights, tiled flooring, double glazed window to rear aspect.



## BEDROOM 2

**9'9 x 9'8 (2.97m x 2.95m)**

Double glazed bay window to front aspect, radiator and carpet.

## BEDROOM 3

**8'1 x 8'2 (2.46m x 2.49m)**

Bulk head, carpet, radiator and double glazed window to front aspect.



## BATHROOM

**8'4 x 6'4 (2.54m x 1.93m)**

Bath and shower cubicle, vanity wash hand basin, WC, heated towel rail, spot lights, extractor fan, tiled flooring and double glazed window to rear aspect.



## OUTSIDE

Enclosed garden to the rear.

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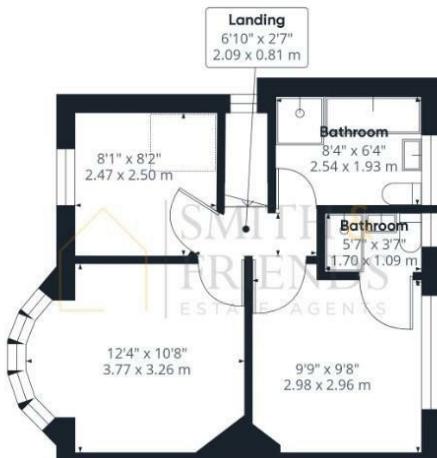


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Approximate total area<sup>(1)</sup>  
847.55 ft<sup>2</sup>  
78.74 m<sup>2</sup>

Ground Floor



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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