



This spectacular and beautifully presented family home is offered to the market with no onward chain, allowing for a smooth and straightforward purchase and making it ready for immediate occupancy. Finished to a high specification throughout, the property has been thoughtfully designed and carefully maintained, offering stylish, modern living that would perfectly suit a growing family seeking both comfort and practicality.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway that immediately sets the tone for the rest of the home. The hallway benefits from a subtle open-plan feel, creating a sense of space and flow between the main living areas. From here, you are led into a spacious and comfortable lounge, an ideal space for relaxing with family or entertaining guests. Large windows allow natural light to fill the room, enhancing the warm and welcoming atmosphere.

The heart of the home is the modern kitchen/diner, which has been finished to an excellent standard and designed with both functionality and style in mind. The kitchen features a central island, providing additional workspace as well as a casual seating area, perfect for family breakfasts or social gatherings. There is ample storage and preparation space, along with room for a dining table, making this a fantastic space for everyday living and entertaining alike.

The ground floor further benefits from a separate utility room, offering additional practicality and keeping laundry and household tasks conveniently tucked away from the main living areas. A cloakroom/WC is also located on this

**Plough Crescent, Hardwick, Stockton-On-Tees, TS19 8GZ**

**4 Bed - House - Detached**

**£315,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



# Plough Crescent, Stockton-On-Tees, TS19 8GZ

## ENTRANCE HALLWAY

Stairs to upper floor, flooring, radiator.

## CLOAKROOM/WC

Double glazed window to rear aspect, WC, wash hand basin, radiator, flooring.

## LOUNGE

Double glazed square bay window to front aspect, radiator, flooring.

## KITCHEN

Double glazed doors to rear aspect, kitchen island, flooring, radiator.

## UTILITY

Double glazed window to rear aspect, flooring, radiator.

## LANDING

Carpet, storage, loft access.

## BEDROOM ONE

Two double glazed windows to front aspect, fitted wardrobes, carpet, radiator.

## EN SUITE

Shower, wash hand basin, WC, radiator, flooring, double glazed window to side aspect.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator, fitted wardrobes.

## BEDROOM THREE

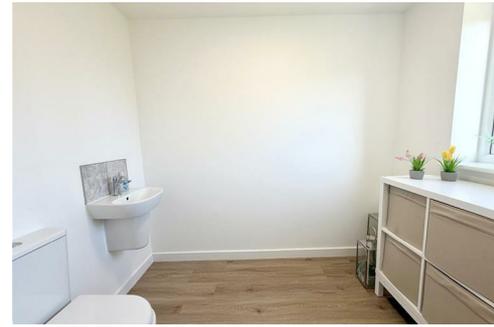
Double glazed window to rear aspect, carpet, radiator.

## BEDROOM FOUR

Double glazed window to rear aspect, carpet, radiator.

## BATHROOM

Bath, shower, wash hand basin, WC, radiator, double glazed window to rear aspect.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	91
(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

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