



*** SOLD WITH NO CHAIN ***

SMITH & FRIENDS are pleased to bring to the market this Stunning four bedroom townhouse, located on the popular Bowesfields Estate, Preston Farm, Stockton-on-Tees. With easy access to the A19, A66 and surrounding towns of Ingleby Barwick, Yarm, Eaglescliffe and Stockton-on-Tees.

The property has been finished to a very high standard, with an attention to detail carried out throughout the home.

The property briefly consists of; Entrance Hall, Modern Fully Equipped Kitchen/Diner, Downstairs WC, and Spacious Lounge, with Patio Doors leading to the Rear Garden. The First Floor provides Two Double Bedrooms, Family Bathroom and Single Bedroom, Currently used as a Dressing Room. To the Second Floor you will find the Master Bedroom, providing ample space, including storage cupboard converted into a wardrobe, separate Dressing Room and Three Piece Ensuite Bathroom.

Externally, the Property has Front Driveway and Small Grass Lawn area, to the Rear of the property you will find a Single Garage and Driveway and an Enclosed Rear Garden.

Fescue Close, Stockton-On-Tees, TS18 3UH

4 Bed - House - Semi-Detached

£199,950

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



Fescue Close, Stockton-On-Tees, TS18 3UH

GROUND FLOOR

Entrance Hall

8'11" x 3'4" (2.74m x 1.03m)

Kitchen/Diner

12'7" x 8'2" (3.85m x 2.50m)

Downstairs Toilet

5'6" x 2'11" (1.70m x 0.89m)

Lounge

16'5" x 11'7" (5.01m x 3.54m)

FIRST FLOOR

Landing

Bedroom 1

14'4" x 8'5" (4.39m x 2.59m)

Bedroom 2

12'2" x 8'4" (3.73m x 2.55m)

Family Bathroom

5'6" x 6'3" (1.70m x 1.93m)

Bedroom 3 (Dressing Room)

8'6" x 6'5" (2.61m x 1.97m)

SECOND FLOOR

Landing

3'0" x 3'2" (0.92m x 0.97m)

Master Bedroom (Bedroom 4)

22'6" x 14'10" (6.88m x 4.54m)

Dressing room area 1.97m x 2.83m

Ensuite

6'5" x 5'7" (1.96m x 1.71m)



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	89
EU Directive 2002/91/EC			

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